



Westfield
Hyde Heath | Buckinghamshire

£795,000 Subject to contract
Freehold



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An excellent opportunity to purchase this deceptively spacious, extended family home within this popular, quiet residential cul de sac and within the highly desirable village of Hyde Heath. Extended twice on the ground floor, this property offers spacious and versatile living, yet easy access to the surrounding countryside, Great Missenden and Amersham with their shops and rail stations into London and a selection of some very fine schools.

- 4 bedrooms, 2 bathrooms
- Gas fired central heating
- Double glazing
- Garage
- Off street parking
- South east facing rear garden
- Open plan kitchen/dining room/garden room
- Sole agent



Ground floor

Entrance hall – Engineered wood floor, stairs rising to the first floor, radiator.

Study - Engineered wood floor, large built-in storage cupboard, radiator, spotlights.

Sitting room – Dual aspect, engineered wood floor, fireplace with inset living flame gas fire (untested & not currently being used), limestone surround and matching hearth, radiator, wall lights, double glazed double doors to a south facing garden.

Study – Dual aspect, engineered wood floor, radiator, spotlights.

Downstairs shower room/WC – Modern matching white suite comprising walk-in shower, low flush WC, wash hand basin with mixer tap with storage cupboards under, chrome vertical heated towel rail, ceramic tiled floor, extractor fan, spotlights.

Kitchen – Matching base units and wall cabinets, worktop with inset one and half bowl white sink unit with single drainer and mixer tap, plumbing for washing machine, plumbing for dishwasher, space for a five ring rangemaster with electric fan oven and grill, extractor hood over, pantry cupboard, ceramic tiled floor, downlighting, spotlights.

Triple aspect, double multiplane doors through to a dining room/garden room, engineered wood floor, double glazed leaded door to the south facing garden, radiator, door to the garage.

Garage – Ceramic tiled floor, wall mounted valiant gas central heating boiler, lagged copper cylinder hot water tank, vented for tumble dryer, up and over door, power and light.

First floor

Landing – Fitted carpet, access to loft.



Principle bedroom – Fitted carpet, range of built-in wardrobe cupboards with drawers, radiator, spotlights.

Bedroom two – Fitted carpet, radiator, spotlights.

Bedroom three – Fitted carpet, radiator, built-in wardrobe cupboard, spotlights.

Bedroom four – Fitted carpet, radiator, spotlights.

Family Bathroom – Modern matching white suite comprising panel bath with mixer tap, separate shower over, shower screen, chrome vertical heated towel rail, low flush WC, enclosed wash hand basin with mixer tap and storage cupboards under, ceramic tiled floor, extractor fan, spotlights.

Outside

Front – Driveway, mainly laid to lawn

Rear – Large sun terrace, remainder mainly laid to lawn with well stocked flower and shrub borders, garden shed, outside light, outside tap, side pedestrian access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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 To unsubscribe, please log in to your account on our website and follow the instructions.



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