



Keegan White
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Hill Avenue | Hazlemere | £475,000



Features

- Ideal Location
- No Onward Chain
- Full Refurbishment Required
- Three Bedrooms
- Large Living Room
- Detached Garage

The front door opens into a corridor which gives access to all rooms. The lounge and dining room have been knocked through to create a large living room that is adjacent to the kitchen. The kitchen is of a good size with plenty of room for storage, appliances and a breakfast table. A door to the rear opens into a small laundry room that has a back door to the garden. There are two double bedrooms with windows to front aspect and the third bedroom has windows to the rear. Leading into the bathroom is a small dressing area with fitted wardrobes, and the bathroom comprises of shower cubicle, bath,

WC and handbasin with window to side aspect. Although there is no staircase, there is also a loft room that is accessed via step-ladder and has a window overlooking the rear garden.

Externally to the front there is parking for numerous vehicles, with access to the left hand side that leads down to a single garage to the rear. The back garden is almost split into two halves, with a lawned area immediately to the rear, and then extends further beyond the garage.



Located across the road from Park Parade, Hill Avenue is conveniently located for local shopping and High Wycombe's more expansive shopping and supermarkets is around a ten minute drive away. Hazlemere is a large village located between the towns of High Wycombe, Amersham and Beaconsfield all of which offer train links to London. It has three separate parades of shops including two pharmacies, a Co-op supermarket, café's and hair salons. There is schooling for children of all ages as well as public houses and a large recreation ground, and a generous selection of clubs and societies for

all to get involved with. Public transport is almost on the doorstep, with regular buses connecting Hazlemere and the surrounding areas. For commuters, High Wycombe railway station offers services into London, whilst the Metropolitan line from Amersham connects into London's underground system. For Road commuters, Junctions 3 & 4 of M40 are within a fifteen minute drive, connecting to the M25 and London Heathrow just beyond.

EPC Rating: G(1)



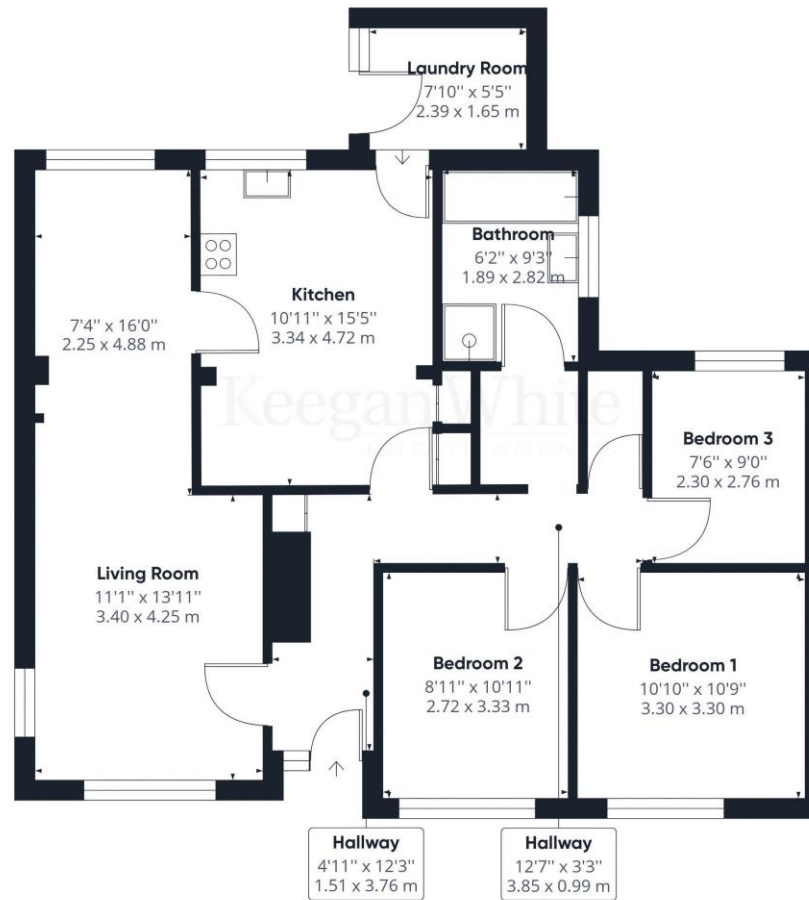


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Approximate total area⁽¹⁾

983.94 ft²
91.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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