



Keegan White
ESTATE AGENTS

41 Cedar Avenue | £495,000



Features

- Extended Semi-Detached
- Guest Cloakroom
- Large Kitchen & Dining Room
- Single Garage
- South Facing Garden
- EPC Rating C (72)

This well presented extended semi-detached house has been a much loved family home and is located on the popular 'Park' estate in the village of Hazlemere. Internally the property has been well maintained by its current owners and has accommodation comprising; an entrance lobby that houses the boiler and has a door leading into the guest cloakroom, a spacious lounge with window to front, an extended dining room to the rear with patio doors to the garden, and the kitchen that has also been extended. On the first floor there are four bedrooms with the master

bedroom having built in wardrobes. The fourth bedroom is accessed via the second bedroom, and could be used as is, or converted into a dressing room, or an ensuite bathroom. The modern family bathroom backs onto this and is fitted with a matching white three piece bathroom suite. Externally, the south facing rear garden is well established with patio and lawn, and offers a degree of seclusion as it backs on to woodland. From here there is gated side access to the garage and shared driveway, with a lawn to front that could provide additional future parking if needed.



Cedar Avenue is located in a sought after location in Hazlemere, 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 and schooling for children of all ages as well as public houses and a large recreation ground. This house is within walking distance of Cedar Park School, with Holmer Green First School and Pre-School within a short drive. There are a good range of local amenities to be found at Park Parade (also known as Cosy

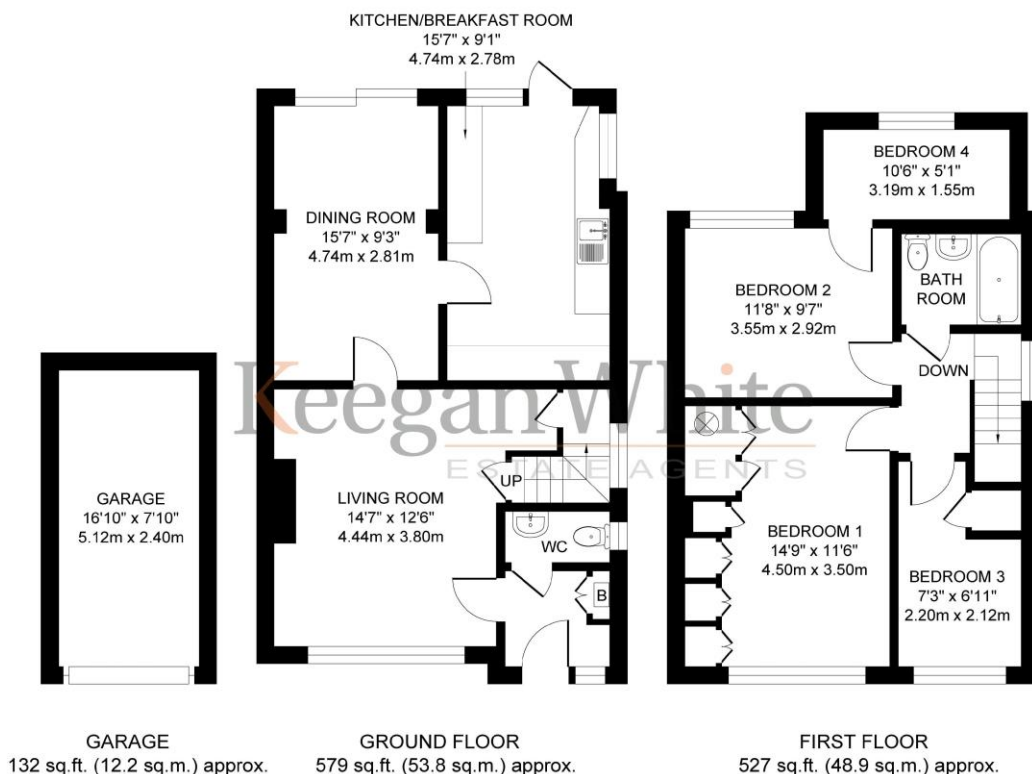
Corner!) that have shops including the Co-Op, a pharmacy, a few eateries, a superb butcher, and others. Of course there are a wider range of facilities at the nearby towns when needed.

Additional Information:

Council Tax: Band D

Energy Performance Rating: EPC C (72)





TOTAL FLOOR AREA : 1238 sq.ft. (114.9 sq.m.) approx

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