



23 Rushmoor Avenue, Hazlemere, Buckinghamshire, HP15 7NT

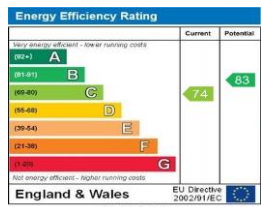
A stunning detached family home, which is modern throughout with garage, driveway parking and located on a sought after road in the village of Hazlemere.

Beautiful Detached Family House | Garage | Driveway Parking | Storm Porch | Entrance Hallway | Stunning Open Plan Kitchen/Living/Dining Room | Separate Lounge | Study/Playroom | Cloakroom | Utility Room | Four Bedrooms | En-Suite To Principal Bedroom | Family Bathroom | Gas Central Heating | Double Glazing | Impressive Private Garden |

This impressive, detached property must be seen to appreciate its size and versatile accommodation, which is presented to a high standard. This family home is modern throughout and tastefully decorated with ample driveway parking, as well as a good size garage. There is an initial storm porch, before entering a good size hallway with stairs rising to the first floor. The hub of this home is its stunning open plan kitchen/living/dining room, which is an ideal family and entertaining area and overlooks the garden. The kitchen is fitted with modern wall and base units and boasts a large island with breakfast bar and a separate utility room. There is also a separate lounge, study/playroom and cloakroom. Upstairs are four excellent size bedrooms with an en-suite to the principal bedroom and a family bathroom, both boasting modern four piece suites. The delightful rear garden is a splendid feature of this family home with initial decking, mainly laid to lawn and a summerhouse located to the far end of the garden with a shingled seating area. The property also benefits from gated side access, double glazing and gas central heating. A lovely property in a great location.

Price... £850,000

Freehold



LOCATION

Sought After Village Location.... Convenient for local amenities which include Library, Doctor and dentist surgery.... Local convenience store within a short walk.... Extensive range of shops at the crossroads which include a Tesco Express, Little Waitrose and a pharmacy... Catchment for good local schools for children of all ages.... Catchment for the excellent grammar schools.... Popular Chiltern Village bordering Penn/Tylers Green.... Local Pub/Restaurant.... Three M40 access points only 10/15 minutes drive.... Fast London bound trains from High Wycombe (2 miles) Beaconsfield (4 miles) and Amersham (5 miles).... London Underground trains at Amersham.... Bus route nearby.... The village is surrounded by delightful Chiltern countryside....

DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the Crossroads along the Penn Road B474, continue along passing the golf course on your left and then as you get to the Mayflower Pub turn right into Rushmoor Avenue. Continue along and the property is located on the left hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

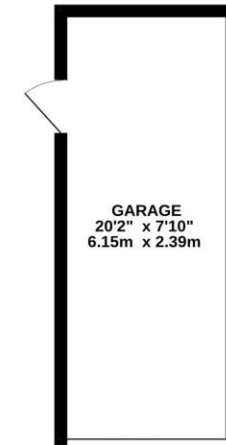
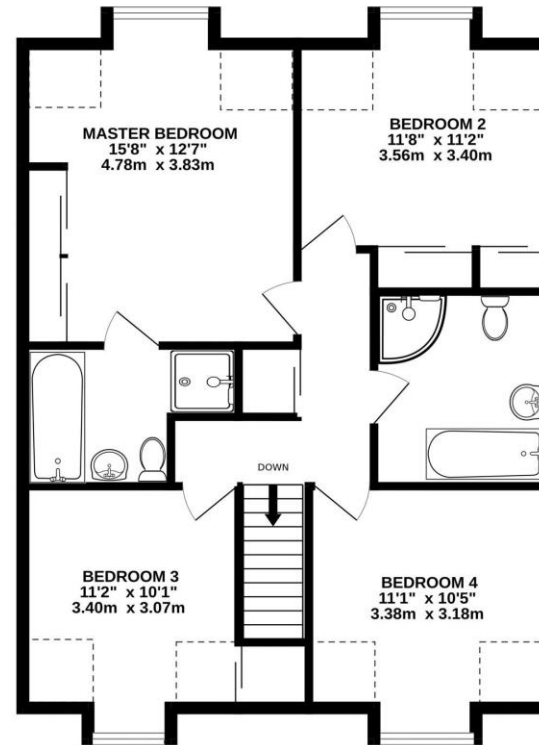
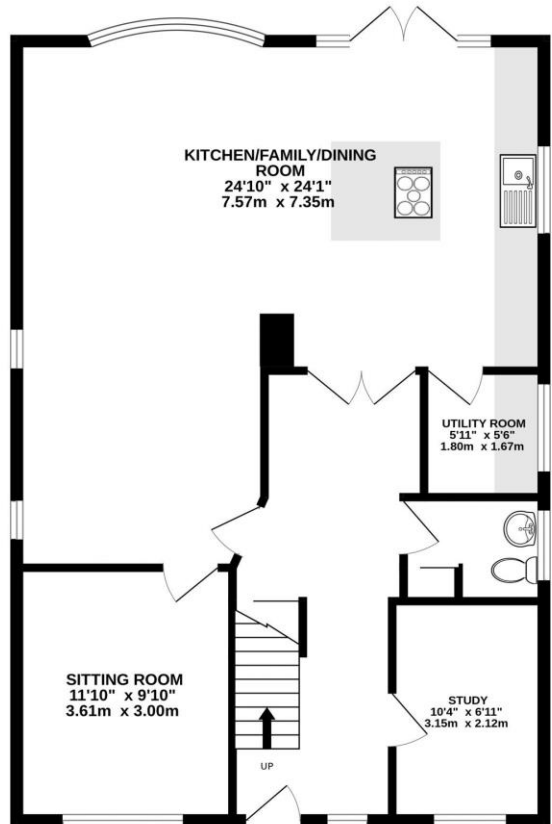
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MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





TOTAL FLOOR AREA : 1642sq.ft. (152.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership