



6 Rose Avenue, Hazlemere, Buckinghamshire, HP15 7PQ

Family home with self contained annexe, large garden and ample parking!

Family House With Annexe | Flexible Accommodation | Use As One Large Family Home Or Take Advantage Of The Self Contained Annexe | Large Private Garden With Hot Tub | Main Property - Lounge, Dining Room, Kitchen/Breakfast/Utility Room, Three Good Bedrooms, Large Family Bathroom Plus Steps Leading To A Large Loft/Hobbies Area & Store | Annexe - Separate Access With Living Room, Conservatory, Good Size Kitchen, First Floor Bedroom & Ensuite Bathroom | Two Gas Fired Boilers | Sealed Unit Double Glazing | Ample Parking |

An attractive extended and improved semi-detached house with its own self-contained annexe, which needs to be seen to be appreciated. The property has flexible accommodation that can, if required, be used as a single residence or as a three bedroomed family home plus one bedroom annexe. The main accommodation comprises; entrance hall, bay windowed lounge and dining room with open access to a large kitchen/breakfast/utility area. To the first floor, are three bedrooms and a family bathroom, plus steps leading to a large loft area plus storage area. The annex comprises; entrance hall, kitchen, living room plus conservatory. The first floor has a double bedroom and bathroom. Outside, there is a large garden with hot tub and ample parking to the front.

Price... Offers in the Region Of £625,000

Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - best rating code	
A	
B	
C	
D	75
E	
F	
G	
Not energy efficient - higher rating code	
England & Wales	
EU Directive 2002/91/EC	
www.cpc.rl.com	



LOCATION

Superb non-estate location lying to the Tylers Green side of the village.... Extremely convenient for local amenities, local schools, local store and Post Office literally 2 minutes' level walk.... Close to Doctors, Dentist and library... Local schools catering for children of all ages plus catchment area for the excellent Grammar schools.... Local buses serving High Wycombe (2.5 miles) with a 25 minute service to London.... Also a London service is available at Beaconsfield (4 miles) and from Amersham (5 miles).... Three M40 access points are within a 10 minute drive.... The area is well known for its excellent private and state schools and the retention of the grammar school system...

DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the Crossroads along the Penn Road B474 and continue along and take the sixth turning right into Curzon Avenue. Continue until the road changes name to Rose Avenue and the property will be found on the right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

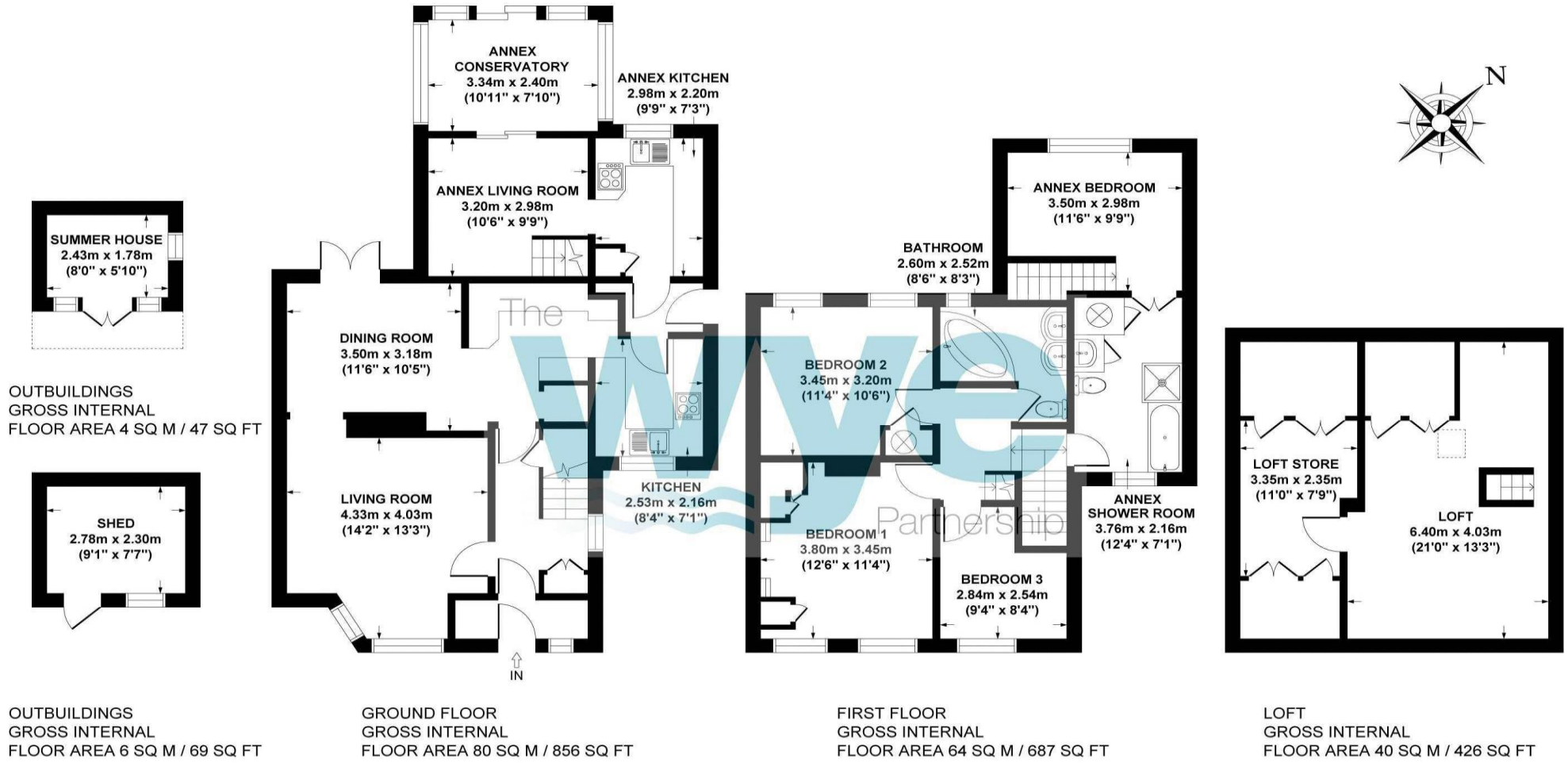
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MORTGAGE

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.





ROSE AVENUE, HAZLEMERE, HP15 7PQ
APPROX. GROSS INTERNAL FLOOR AREA 150 SQ M / 1612 SQ FT
(EXCLUDING SUMMER HOUSE AND LOFT)
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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