



43a Eastern Dene, Hazlemere, Buckinghamshire, HP15 7BS

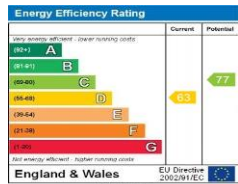
A beautiful detached family house, located in the popular village of Hazlemere, conveniently situated to local amenities, shops and good schooling.

Extended, Improved And Refitted Detached House | Double Glazing | Gas Central Heating | Tastefully Decorated | Spacious Accommodation | Entrance Hall | Cloakroom | Study/Children's Playroom | Refitted Utility Room | Fine 19ft Living Room | Separate Dining Room | Striking Vaulted Ceiling Kitchen With Skylights | Large Principal Bedroom And Luxury Ensuite | Two Further Good Size Double Bedrooms | Family Bathroom | Attractive Landscaped South West Facing Rear Garden | Approximately 140ft Deep Garden Adjoining Woodland | Single Garage | Driveway Parking |

This is one of those properties that must be seen to appreciate its size and spacious accommodation. The property has been extended, improved, tastefully decorated and is beautifully presented throughout, to make it a lovely detached family house. The accommodation commences with a welcoming entrance hall with cloakroom, modern utility room and study/children's playroom. Past the hallway, is a 19ft living room with French doors leading to the garden, as well as a separate dining room with open access to the kitchen, which has a stunning vaulted ceiling with skylights. The kitchen is fitted with wall and base units, integrated appliances, underfloor heating and overlooks the garden. There is a large principal bedroom with built in cupboards and a large en-suite shower room. Two further double bedrooms (both with built in cupboards) and a lovely family bathroom. The south west facing garden stretches to approximately 140ft, has a covered gated side access, patio, lawn and also a rear gate leading to a woodland. Other benefits include gas central heating, double glazing, single garage and driveway and driveway parking.

Price... £685,000

Freehold



LOCATION

Local amenities include doctors, dentist, library, pharmacy and other retail outlets... Park Parade shops only a 2 minute walk away with a supermarket and coffee shops... Catchment area for Cedar Park infant & junior school.... Senior Schools, Sir William Ramsay and Holmer Green.... Catchment for the excellent Grammar Schools.... Buses pass the end of Eastern Dene to High Wycombe (2 miles) and Amersham (4 miles).... 25 minute London trains from the former, 37 minute service from the latter and also London bound trains from Beaconsfield (4 miles).... Countryside walks nearby.... Three M40 access points within 10 minute drive....



DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Holmer Green Road and take the second right into Eastern Dene. Continue along where the property can be found on the right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

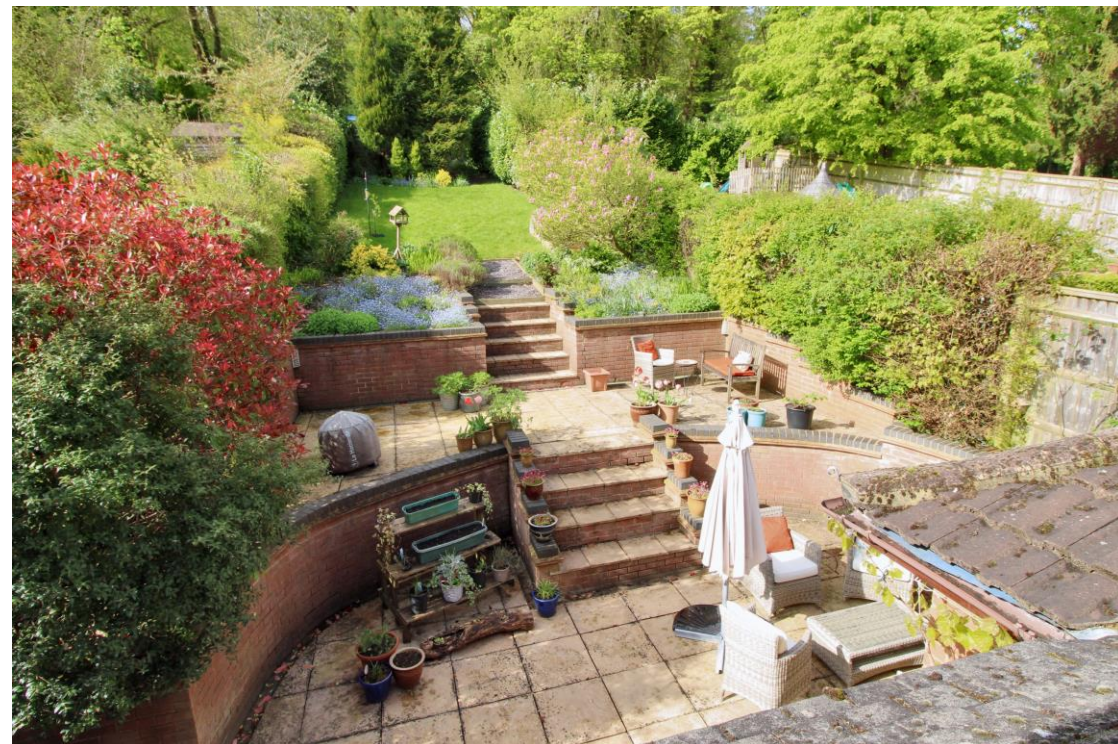
Band F

EPC RATING

D

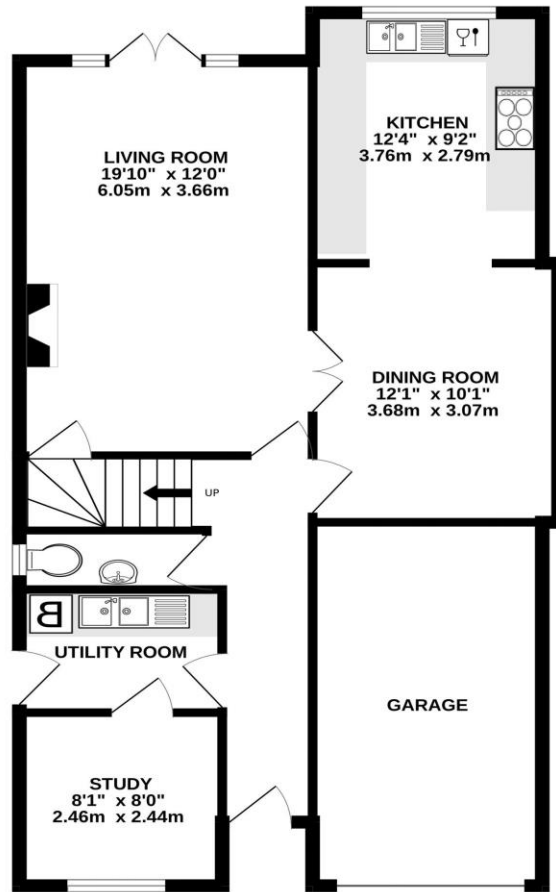
MORTGAGE

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

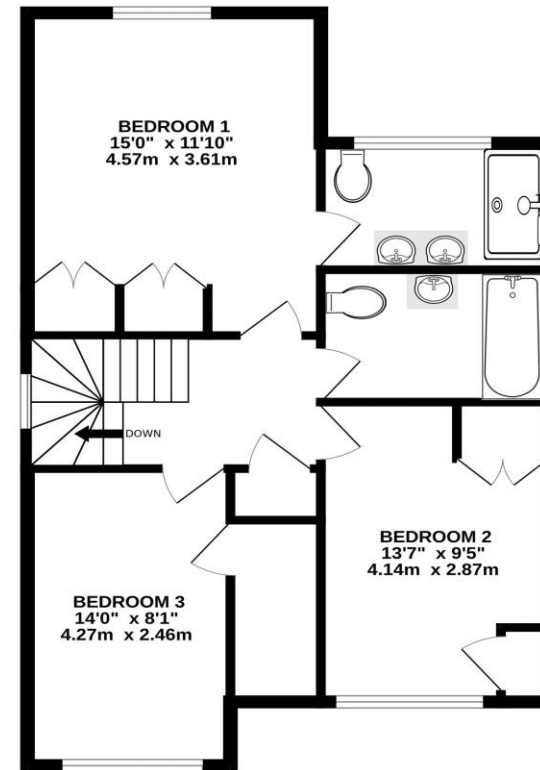


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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