



1 Oakengrove Lane, Hazlemere, Buckinghamshire, HP15 7ND

A wonderful family house, situated on the ever popular Manor Farm Development, which has been extended and updated throughout.

Extended End Terrace House | Quiet Manor Farm Location | Garage And Parking | Entrance Hall | Living Room | Open Plan Kitchen With French Doors To Garden | Utility Room | Cloak/Shower Room | Three Bedrooms | Family Bathroom | Private Garden With Gated Side Access | Garden Room/Office | Double Glazing | Gas Central Heating |

An extended, end of terrace house, located on a quiet walkway in the heart of Hazlemere and well placed for access to all the local amenities and schools. The property has a small entrance hall, leading through to the living room and then into the beautiful open plan kitchen, which is fitted with a range of wall and base units and a 'cosy' seating area with skylights and French doors leading to the garden. There is a useful utility room, as well as a downstairs cloak/shower room. Upstairs, there are three bedrooms and a family bathroom, which is fitted with a modern three piece suite comprising a low level W.C., wash hand basin and bath with shower over. To the rear of the house, is a lovely garden, which is mainly laid to lawn with gated side access and then a decking area with a garden room/office to its rear. There is a single garage with parking to the side and the property also has gas central heating and double glazing installed. A lovely house, of which a viewing is highly recommended.

Price... £475,000

Freehold

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	(92+)		
B	(81-91)		B+4
C	(69-80)		
D	(55-68)		D5
E	(39-54)		
F	(21-38)		
G	(1-20)		
Least energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			



LOCATION

On an attractive walkway on the edge of the highly regarded Manor Farm development... Good local amenities, which include Doctor and Dentist surgery, library and a Coop convenience store.... An extensive range of shops available at Hazlemere Crossroads and Park Parade.... The towns of High Wycombe, Beaconsfield and Amersham all have London bound train service.... On the bus route.... Excellent motorway links with the M40 within a 10/15 minute drive.... Good local schools for children of all ages.... Catchment for the excellent Grammar Schools....



DIRECTIONS

From the Hazlemere Office of The Wye Partnership proceed along the Penn Road (B474) and take the second turning right into Rose Avenue. Take the first turning left into Elder Way and continue along as Elder Way becomes Ashfield Way. Oakengrove Lane can be found on the left hand side and the property will be identified by a Wye Partnership 'For Sale' board.



ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

D

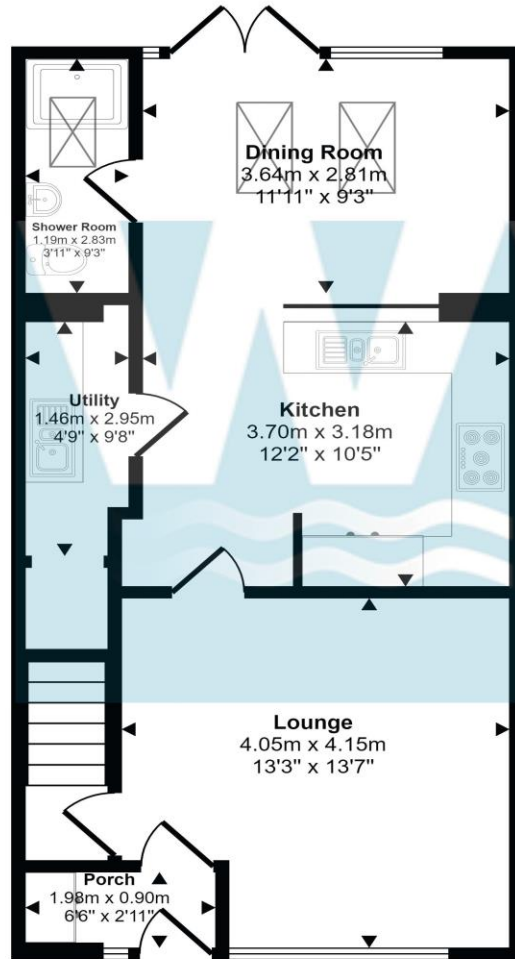
MORTGAGE

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

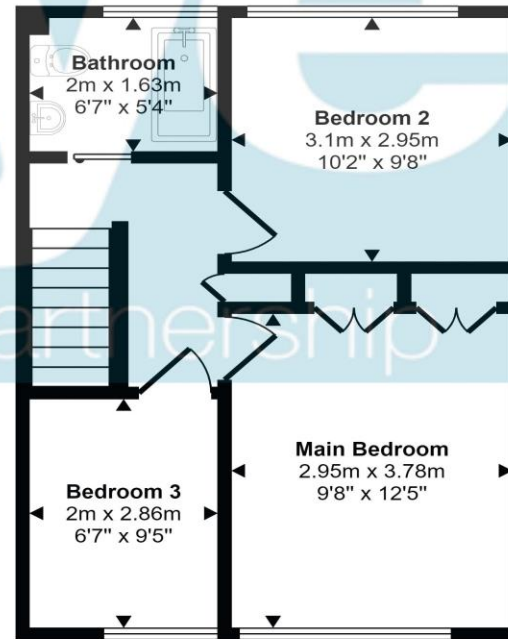
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
91 sq m / 974 sq ft



Ground Floor
Approx 53 sq m / 571 sq ft



First Floor
Approx 37 sq m / 403 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership