



19 Ashtree Walk, Hazlemere, Buckinghamshire, HP15 7TG

In need of updating, is this three bedroom family house, located on a quiet walkway in Hazlemere with garage, parking and no onward chain.

End Terrace House | Entrance Porch | Living/Dining Room | Kitchen | Three Bedrooms | Family Bathroom | Private Garden With Gated Side Access | Single Garage With Door access To The Garden | Off Street Parking | Gas Central Heating | Double Glazing |

Situated on the ever popular Manor Farm Development, is this end of terrace house, that comes to market in need of some modernisation. Entering the property through the porch there is a light filled living room that leads through to the dining area, with an under stairs cupboard. There is a fitted kitchen, which has potential to be opened up into an open plan kitchen/diner and overlooks the garden. Upstairs are three bedrooms and a family bathroom. There is an easy maintenance garden, which is currently mainly patio and shingle, with gated side access. The single garage is located to the rear of the garden with door access back into the garden and off-street parking. The property has double glazing, gas central heating and is available to purchase with no onward chain.

Price... £389,950

Freehold

Energy Efficiency Rating	
Current	Potential
*Very energy efficient - lower running costs	
A (92-100)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
*Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	



LOCATION

Excellent location on the ever popular Manor Farm Development... Close to local shops... Excellent local amenities which include Post Office, Doctors, Dentist and library all available in Hazlemere... Extensive range of shops in nearby Park Parade which include Supermarket, Chemist and Coffee Shops... Convenient for popular Schools for children of all ages which are a very short walk away... Catchment area for an excellent range of Grammar Schools... Buses pass through the development serving High Wycombe (2 miles) with 25 minute trains to London... Beaconsfield (4 miles) with London service... Amersham (5 miles) with a London service including Underground... Three M40 access points within a 10/15 minute drive... On the fringes of beautiful countryside....

DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Penn Road B474 towards Beaconsfield and take the second turning right into Rose Avenue. Continue along passing the school on the right hand side and then turn left in Ashfield Way and Ashtree Walk will be seen as a walkway on the right hand side. The property is on the left hand side identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

We have been advised by our client that there is a yearly maintenance charge of £240 for the upkeep of the front garden.

COUNCIL TAX

Band D

EPC RATING

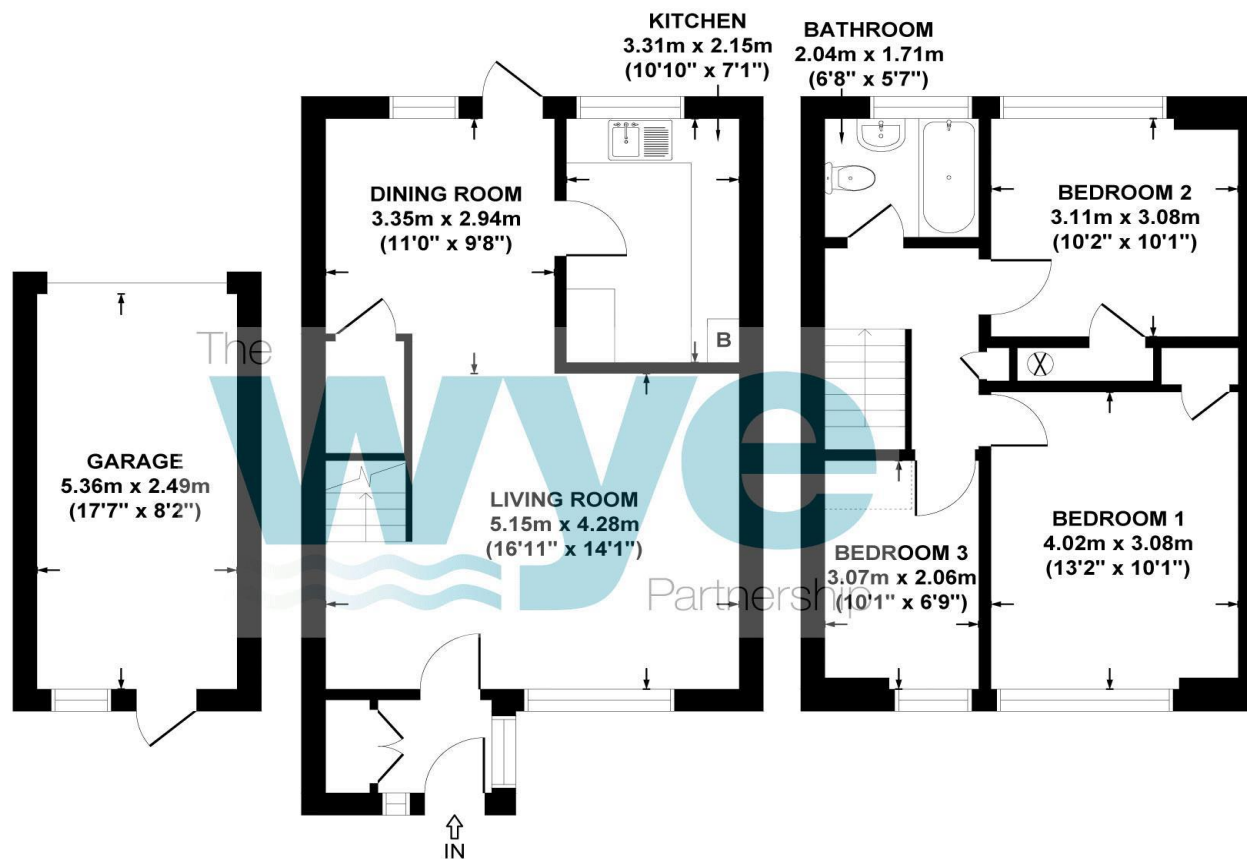
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MORTGAGE

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.





GARAGE
GROSS INTERNAL
FLOOR AREA 13 SQ M / 144 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 43 SQ M / 461 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 40 SQ M / 429 SQ FT

ASHTREE WALK, HAZLEMERE, HP15 7TG
APPROX. GROSS INTERNAL FLOOR AREA 96 SQ M / 1034 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership