

2 Hawthorn Walk, Hazlemere, Buckinghamshire, HP15 7PN

A three bedroom terraced house located down a quiet walkway on the popular Manor Farm development. Close to all local amenities and schools.

Terraced House | Three Bedrooms | Built In The 1970's By Lovell Homes | Quiet Walkway Location | Well Presented Accommodation | Lounge With An Archway Leading To The Kitchen/Diner | Family Bathroom | Gas Central Heating And Sealed Unit Double Glazing | Private Garden With Easy Lawn | Single Garage To Rear | No Onward Chain

This three bedroom terrace house fronts a small walkway on the sought after Manor Farm Development. The spacious lounge opens up through an archway to a kitchen/diner with French doors to the private back garden, which is laid with artificial grass for easy maintenance. Just behind the back gate in the garden is a single garage with parking in front of it. Upstairs are three bedrooms and a family bathroom. Gas fired radiator central heating and sealed unit double glazing. Close to local amenities and excellent schools for children of all ages. No Onward Chain.

Price... £375,000

Freehold

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| <small>WWW.EPC4U.COM</small> | | | |



LOCATION

Excellent location fronting a small walkway on the ever popular Manor Farm Development... Close to local shops, post office, doctors, dentist and library... Buses pass through the development serving High Wycombe (2.5 miles) with 27 minute train service to London... Beaconsfield (4 miles) with a 30 minute London service... Amersham (4.5 miles) with a 37 Minute service... Three M40 access points within a 10/15 minute drive... Countryside in easy walking distance.



DIRECTIONS

From Hazlemere crossroads leave via the Penn Road (signposted Penn/Beaconsfield) and turn in the second right in to Rose Avenue. Continue to the parade of shops towards the bottom of Rose Avenue and turn right into Hawthorn Crescent. Hawthorn Walk will be found on the right hand side and the property will be identified by a Wye Partnership for sale board.



ADDITIONAL INFORMATION

Under section 21 of the 1979 Estate Agents Act we declare that the vendor of this property is a family member of a Partner of Wye Partnership Estate Agents.



COUNCIL TAX

Band D

EPC RATING

C

MORTGAGE

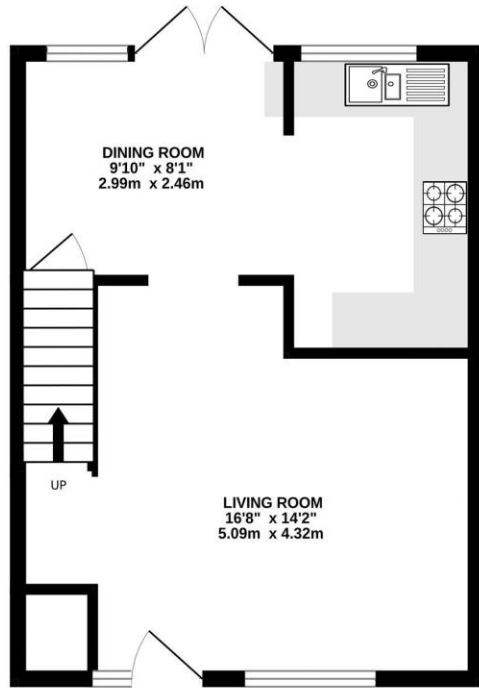
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



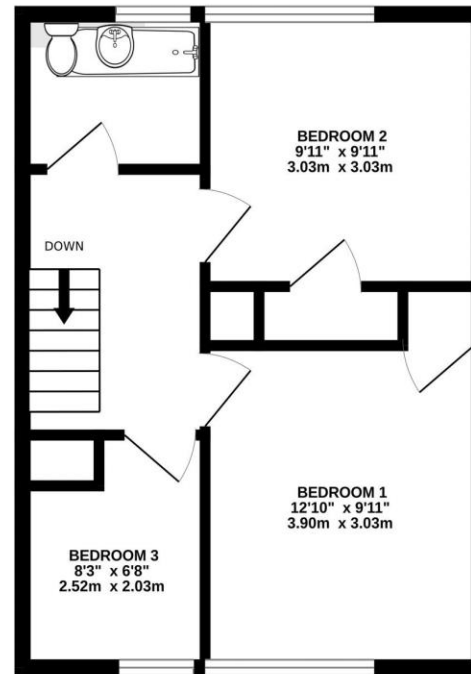
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



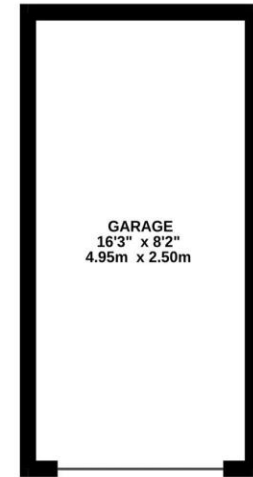
GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



GARAGE
133 sq.ft. (12.4 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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.
Made with Metropix ©2024



3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership