



73 Marys Mead, Hazlemere, Buckinghamshire, HP15 7DS

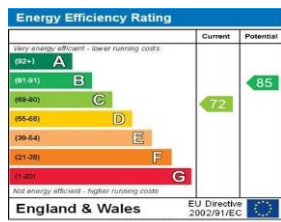
*A semi detached house, located in the much sought after Cedar Park area of Hazlemere, which comes to market for the first time since being built and is in need of modernisation. No Onward Chain.*

In Need Of Modernisation | Semi-Detached Cedar Park House | Close To Shops And Local Amenities | Storm Porch | Entrance Hallway | Living Room | Dining Room | Kitchen | Vestibule | Three Bedrooms | Bathroom/Wet Room | Separate W.C. | Single Garage | Private Garden With Gated Side Access | Double Glazing | Gas Central Heating | No Onward Chain |

A chance to acquire and put your own stamp on this semi detached Cedar Park house, which is in need of updating throughout and is marketed with no onward chain. There is currently a front garden with lawn and mature borders, however, this could be replaced by a private driveway, which would accommodate parking for several cars. Inside the house, there is an entrance hallway, living room through to dining room with patio door to garden, fitted kitchen and rear vestibule with door access to the garden. Upstairs are three bedrooms (2 doubles and one single) and a bathroom/wet room with a separate W.C. Outside, to the rear, is a private garden, which is mainly laid to lawn with a gated side access and a single garage. The property benefits from gas central heating and double glazing.

**Price... Offers in Excess of £450,000**

Freehold



## LOCATION

Located in the much sought after Cedar Park Development... Park Parade nearby with excellent shopping facilities which include supermarket, pharmacy and coffee shops etc.... Catchment area for Cedar Park School.... Catchment for the excellent Grammar schools.... Local amenities include a Library, Post Office, Doctor and Dentist Surgery.... Buses to High Wycombe (2 miles) and Amersham (5 miles).... 25 minute London trains from High Wycombe.... Underground station at Amersham with London trains plus London service from Beaconsfield (5 miles).... Three M40 accesses 10/15 minute drive.... On the doorstep of open countryside....



## DIRECTIONS

In an approach from The Wye Partnership office at Hazlemere Crossroads, take the Holmer Green Road (signposted Holmer Green) and then turn second left into Cedar Avenue. Turn first left into Marys Mead and then continue along and the property will be found on the left hand side identified by a Wye Partnership 'For Sale' Board.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

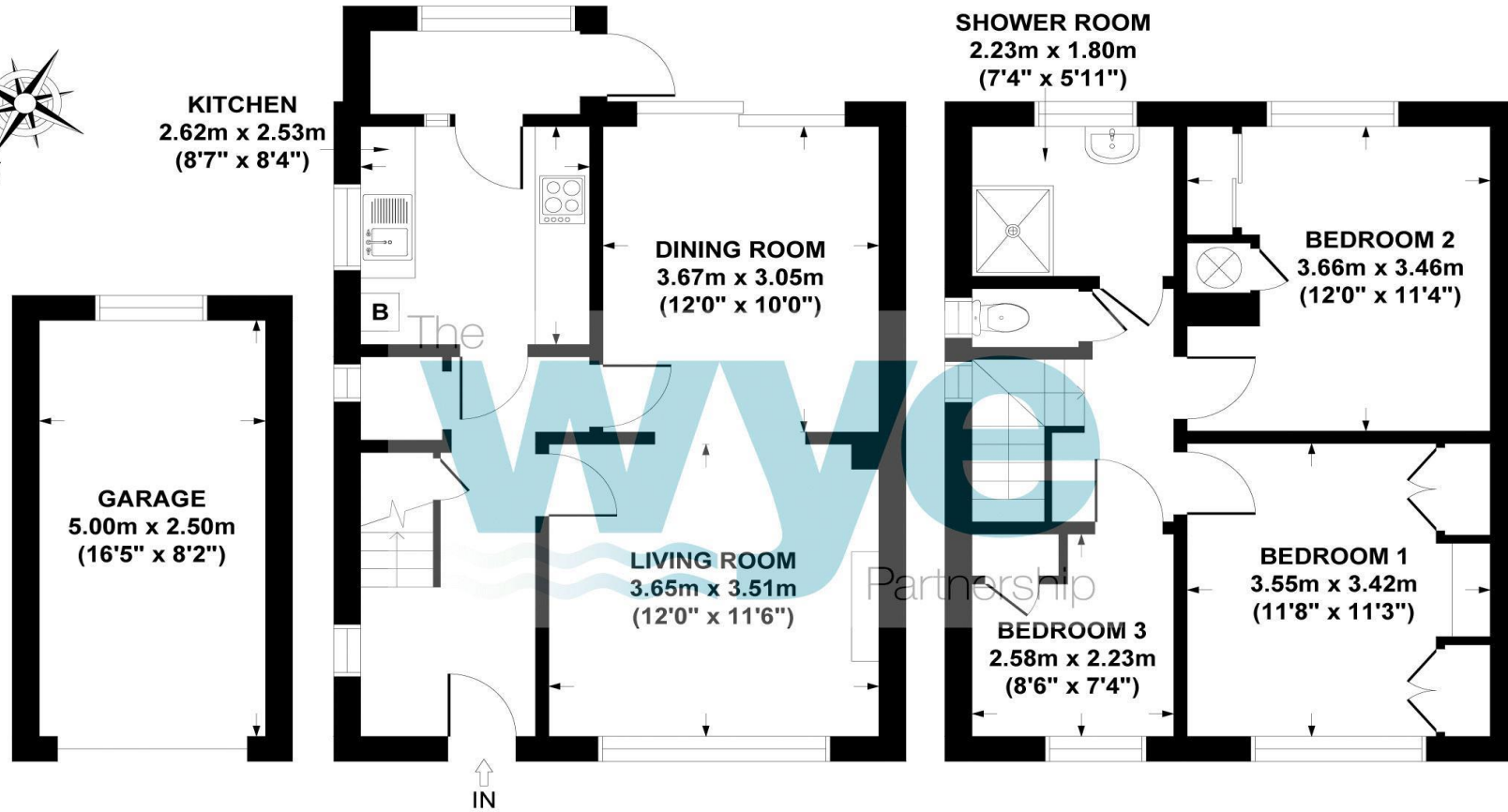
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### MORTGAGE

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.*



**GARAGE**  
GROSS INTERNAL  
FLOOR AREA 13 SQ M / 135 SQ FT

**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 45 SQ M / 481 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 42 SQ M / 452 SQ FT

**MARYS MEAD, HAZLEMERE, HP15 7DS**  
**APPROX. GROSS INTERNAL FLOOR AREA 100 SQ M / 1068 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership