



95 Marys Mead, Hazlemere, Buckinghamshire, HP15 7DT



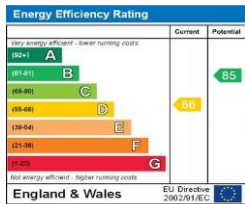
*A lovely, Cedar Park, semi-detached house, which has been well maintained and located close to the shops and local amenities and comes to market with no onward chain.*

Semi Detached House | Well Maintained | Single Garage | Driveway Parking | Storm Porch | Entrance Hallway | Living Room With Feature Fireplace | Dining Room | Fitted Kitchen | Three Good Size Bedrooms | Modern Bathroom | Private Garden With Gated Side Access | Double Glazing | Gas Central Heating | No Onward Chain |

A charming family house situated on the ever-popular Cedar Park development, which is in catchment for the popular Cedar Park School. The property has a single garage located to its rear and there is block paved driveway leading to the front door. On entering, there is a light filled hallway with access to the kitchen, which is fitted with shaker style wall and base units, worktops, integrated appliances and a door leading to the garden. There is a living room with a front aspect window and through to dining room with a patio door to the garden. Upstairs are three good size bedrooms and a modern bathroom, which comprises a low level W.C., wash hand basin and large shower. Outside, to the rear, is a private garden with an initial patio and then mainly laid to lawn with a shed and gated side access. Overall, this is a super property that comes to the market with no onward chain.

**Price... £510,000**

Freehold





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## 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 in 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

D

### MORTGAGE

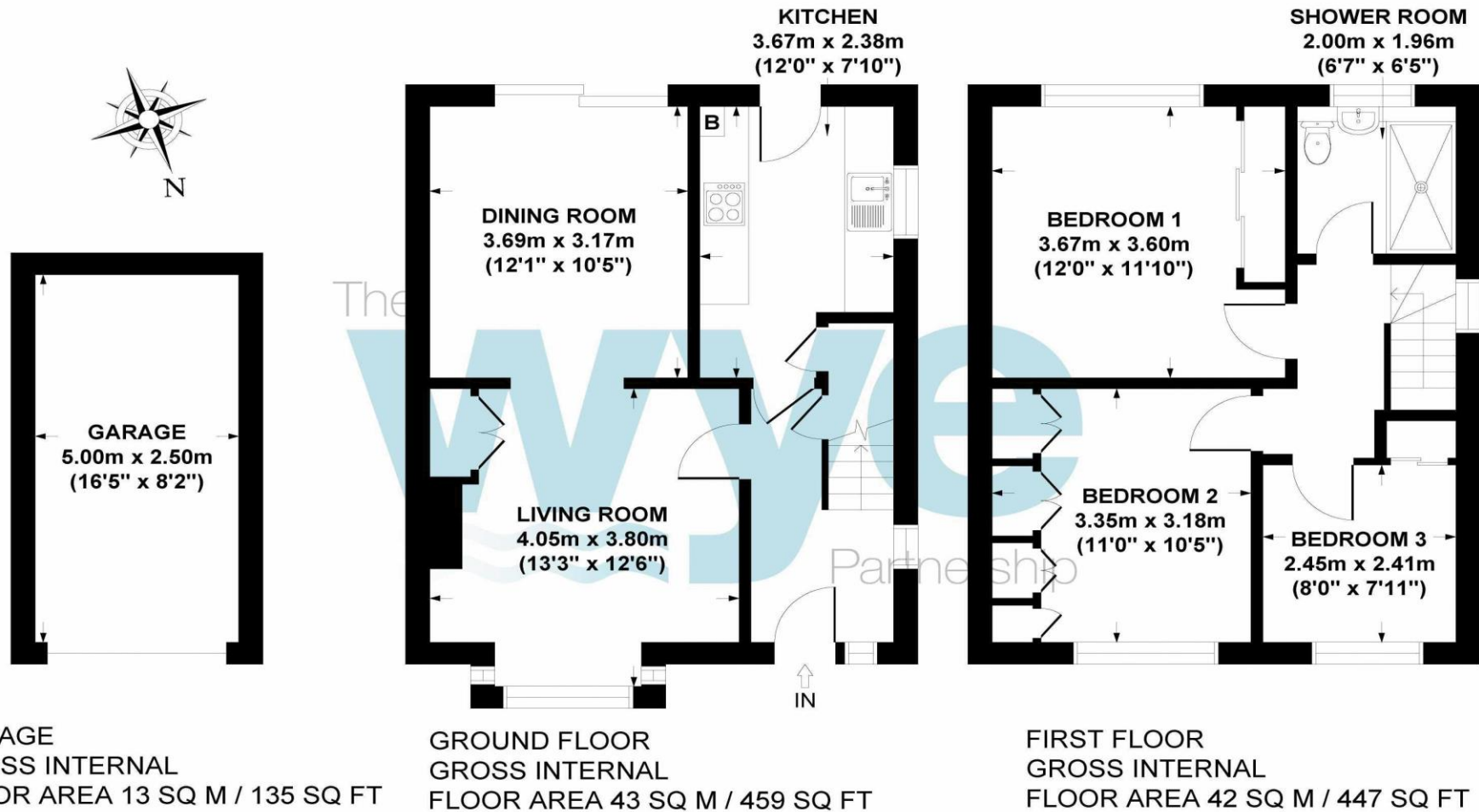
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

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**MARYS MEAD, HAZLEMERE, HP15 7DT**  
**APPROX. GROSS INTERNAL FLOOR AREA 98 SQ M / 1041 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership