



149 Marys Mead, Hazlemere, Buckinghamshire, HP15 7DZ

A well maintained, semi-detached house situated within walking distance of the much sought after Cedar Park School and Park Parade shops. No Onward Chain.

Cedar Park Semi Detached House | Off Street Parking | Garage With Power | Storm Porch | Entrance Hallway & Dining Room With Parquet Flooring | Living Room | Fitted Kitchen | Three Bedrooms | Bathroom And Separate W.C. | Double Glazing | Gas Central Heating | Private Garden With Gated Access | Potential To Extend (STPP) | No Onward Chain |

Built in the 1960s, is this delightfully presented Cedar Park house, which comes to the market for the first time in over 45 years, with no onward chain and is located in a quiet and desirable area. The property has been tastefully redecorated throughout and new carpets fitted. The original Parquet flooring has been retained in the entrance hall and dining room, giving character to the downstairs area. The lounge is front aspect facing and flows through to the dining room, where a patio door leads to an attractive, secluded garden, which is mainly laid to lawn with mature shrub and flower borders. There is gated access to both the side and rear of the property. The kitchen is fitted with wall and base units and also has door access to the garden. Upstairs is a bright landing with a double glazed window to the side aspect and leads to two double bedrooms and a single bedroom, plus a bathroom with separate w.c, which would benefit from modernisation. To the front of the house is off street parking for one car and there is the potential to change this to accommodate up to three cars. There is a shared driveway along the side of the property leading to a large garage. Other benefits include gas central heating and double glazing throughout, an outside tap, and potential and precedent to extend both outwards and upwards to the rear, subject to the usual planning permissions.

Price... £495,000

Freehold

| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| A | B |
| B | C |
| C | D |
| D | E |
| E | F |
| F | G |

7.1 8.5

England & Wales



LOCATION

Located on 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.... Metropolitan Line 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. Continue along and then take the second turning on the left into Marys Mead and then continue along and the property will be found on the right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

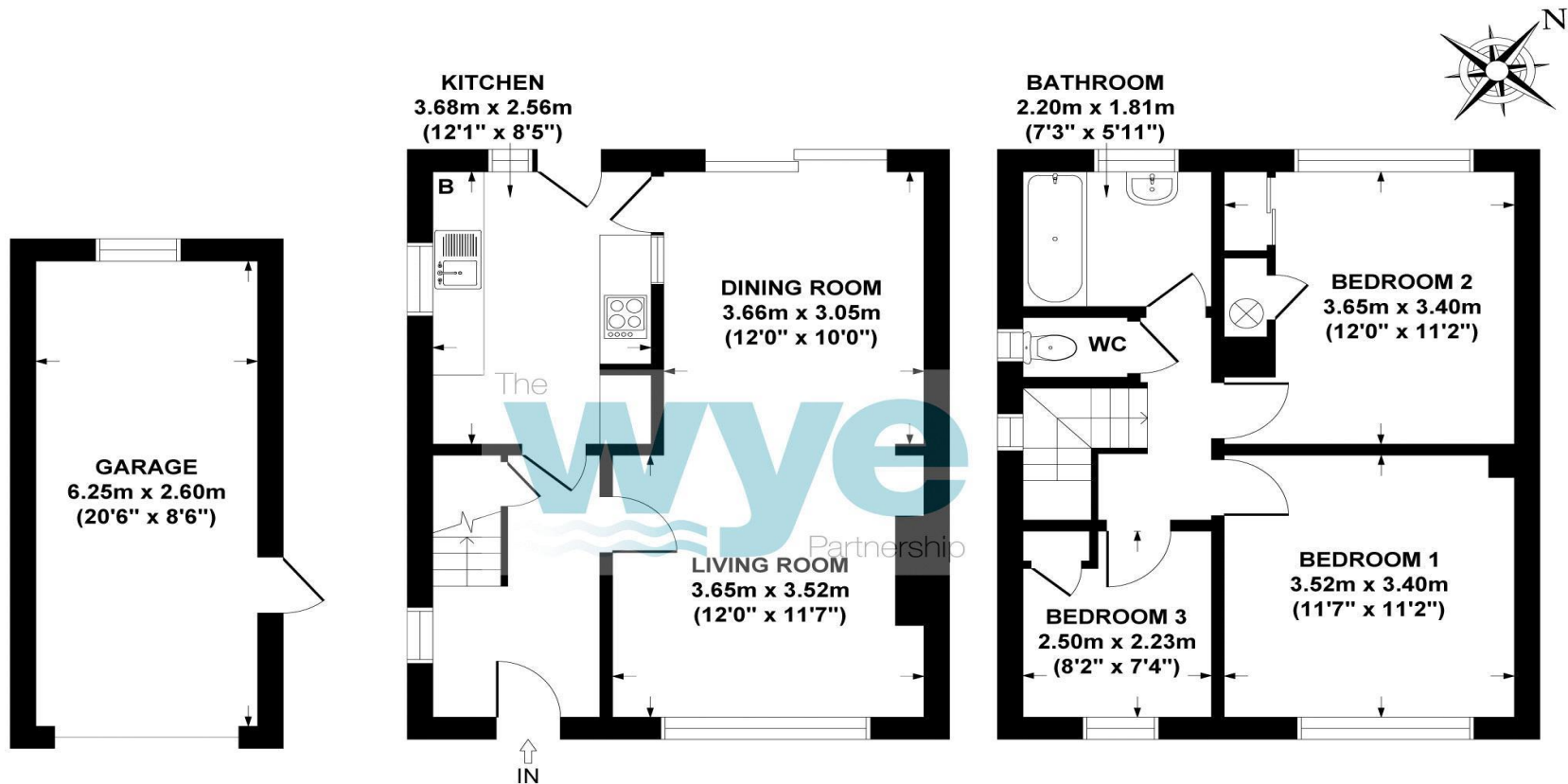
C

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.





GARAGE
GROSS INTERNAL
FLOOR AREA 16 SQ M / 175 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 42 SQ M / 454 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 42 SQ M / 454 SQ FT

MARYS MEAD, HAZLEMERE, HP15 7DZ
APPROX. GROSS INTERNAL FLOOR AREA 100 SQ M / 1083 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

