



9 Chestnut Lane, Hazlemere, Buckinghamshire, HP15 7BZ

Detached, chalet bungalow, which has been completely modernised and extended, situated in the village of Hazlemere close to local amenities and shops.

Originally Built In The 1930's | Extended And Modernised By The Current Owner | Detached Chalet Bungalow | Entrance Hallway | Three Bedrooms | Ensuite | Modern Family Bathroom With Four Piece Suite | Living Room With Log Burner | Modern Open Plan Kitchen/Diner | Utility Room | Beautiful Private Garden | Garage | Off Street Parking | Gas Central Heating And Underfloor Heating | Double Glazing |

Originally built in the 1930's, is this beautiful, detached, chalet bungalow, which is superbly located in a quiet cul-de-sac in the heart of this popular village, close to local amenities and good schools, catering for children of all ages. The property has been completely modernised and extended by the current owner, to offer flexible and well proportioned accommodation that benefits from double glazing, gas central heating and underfloor heating in the hall, living room and kitchen. To the front of the property is a shingled driveway with parking for several cars and to the rear is a single garage and a lovely, landscaped garden with gated side access. Off the entrance hall are two of the three bedrooms, one of which entertains a small en-suite (shower and wash hand basin) and a cloakroom. There is a large living room, which provides access to the open plan kitchen/diner, which is fitted with gloss wall and base units, integrated appliances and ample space for a large dining table. There is also a utility room, which is fully plumbed with space for a washing machine and tumble dryer, a sink and also houses the boiler. Upstairs is the principal bedroom and family bathroom, which comprises of a four piece suite and the landing is used as a study area. Overall, this is a stunning property, in a great location, which must be viewed to be appreciated!

Price... £625,000

Freehold

Energy Efficiency Rating		Current	Potential
39-47	A		82
31-38	B		
23-30	C	70	
15-22	D		
9-14	E		
4-8	F		
1-3	G		

EU Directive 2002/91/EC
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LOCATION

Quiet cul-de-sac.... Park Parade Centre only a few minutes walk with an extensive range of shops which include a supermarket, pharmacy and coffee shops.... Hazlemere Golf Course close by.... Catchment area for the very popular Cedar Park Schools, Senior schools include Sir William Ramsay and Holmer Green Upper School.... Catchment for the excellent Grammar Schools.... Buses pass at the end of the road serving High Wycombe (2 miles) and Amersham (5 miles).... 25 minute London trains from the High Wycombe Station.... London Underground service (Metropolitan line) from Amersham.... Countryside walks are close-by.... Three M40 access points only 15 minute drive and the M1 and M25 motorways are easily accessible....

DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Holmer Green Road and just after the traffic lights turn right into Eastern Dene, then take the second left into Chestnut Lane. Continue along and the property will be found on the left hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

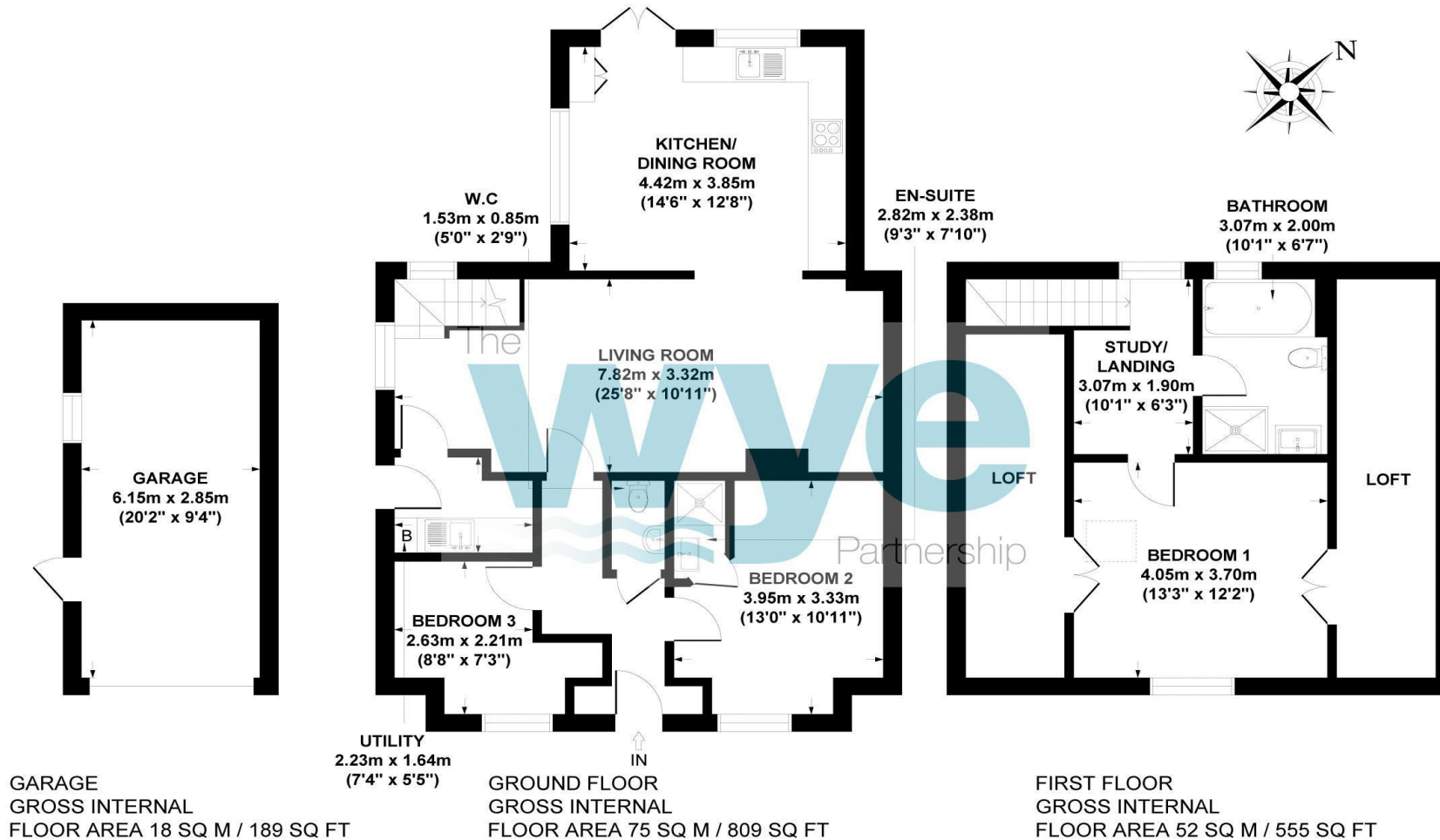
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MORTGAGE

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.





CHESTNUT LANE, HAZLEMERE, HP15 7BZ
APPROX. GROSS INTERNAL FLOOR AREA 145 SQ M / 1553 SQ FT
(INCLUDING LOFT)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership