



415 Amersham Road, Hazlemere, Buckinghamshire, HP15 7JG



## *Delightful, detached bungalow sitting on a large plot, fronting over Hazlemere Golf Course! No Chain.*

1960's Built Detached Bungalow | Well Presented, Extended & Improved | Still Scope To Extend Develop (STPP) | Gas Fired Radiator Central Heating | Sealed Unit Double Glazing | Light & Bright Airy Accommodation That Is A Delight | Spacious Entrance Hall | Double Aspect Living Room | Large Kitchen/Breakfast Room | Three Bedrooms (One Currently Used As A Dining Room) | Shower Room | Large Driveway | Garage | Large Rear Garden & Frontage | No Upper Chain! |

An attractive, 1960's built, detached bungalow sitting on a large plot facing Hazlemere Golf Course and offers scope to extend (STPP) and improve, if required. The property is very well presented property features gas fired radiator central heating and sealed unit double glazing. The bungalow was extended a number of years ago and provides flexible accommodation, to include a large entrance hall, which serves the double aspect living room with patio doors opening to the rear garden, kitchen/breakfast room, again is well fitted and of good size, enjoying an outlook over the beautiful rear garden, two bedrooms, a shower room, which is off the main hallway, and the third bedroom is currently being used as a dining room and again, has patio doors to the garden. To the front of the property, there is a large driveway providing ample parking and an attached garage. To the rear, the gardens are of good size and mainly laid to lawn. No Upper Chain!

# Price... £595,000

## Freehold

Energy Efficiency Rating	
Current	Potential
Energy efficiency classes - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	50
F (29-38)	
G (13-28)	
Energy efficiency classes - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epcr.co.uk	





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## LOCATION

Excellent location overlooking Hazlemere Golf Course... Large areas of open countryside nearby... Excellent local amenities at Park Parade and Hazlemere Crossroads, which include shops, library, bank, doctors, dentist, pharmacy and supermarket... Super local schools, Infants, Juniors, Secondary... Catchment for the excellent Grammar Schools... Local bus routes to High Wycombe (2 miles) with 25 minute London trains and Amersham (5 miles) also with London trains, and train station at Beaconsfield (4.5 miles)... Three M40 accesses are approximately 10/15 minute drive....



## DIRECTIONS

From the Hazlemere office of The Wye Partnership, leave the Crossroads along the Amersham Road A404 heading north towards Amersham, continue down the hill and then on ascending, the bungalow is located on the left hand side identified by a Wye Partnership 'For Sale' board.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

E

### MORTGAGE

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



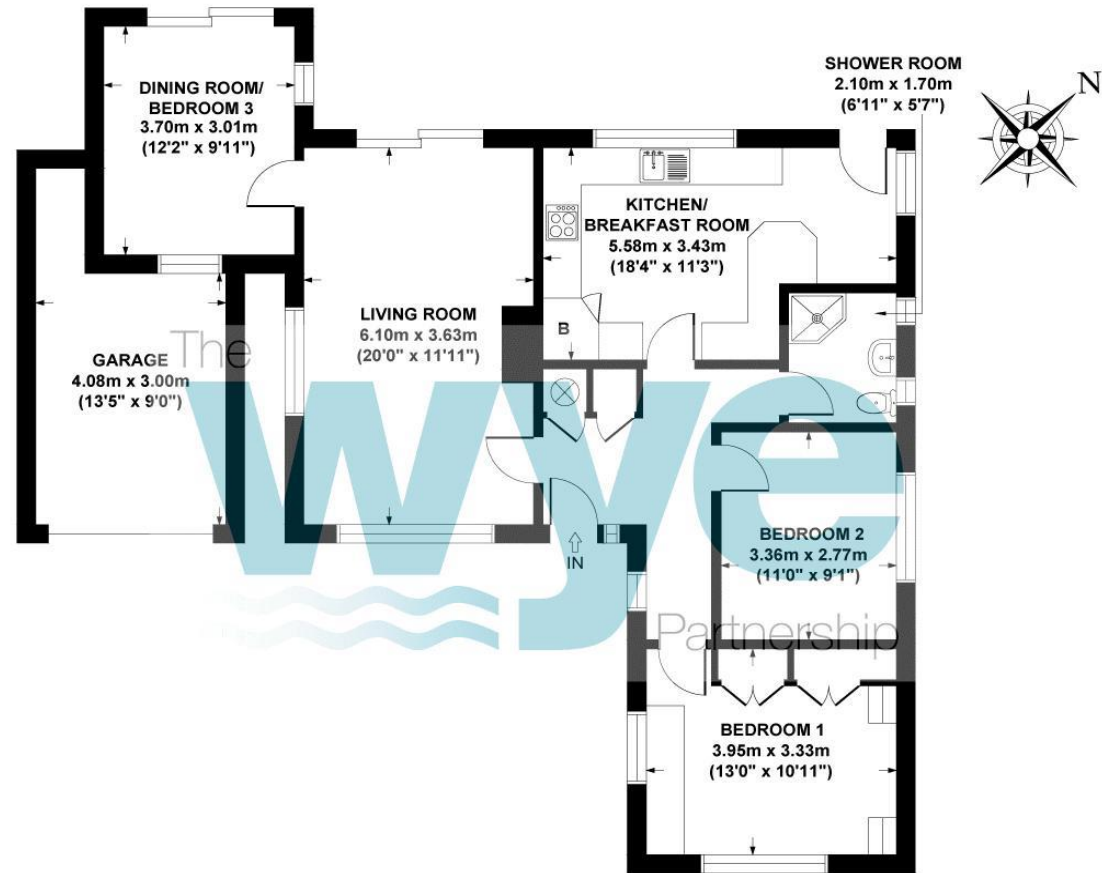
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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GROSS INTERNAL  
FLOOR AREA 104 SQ M / 1119 SQ FT

**AMERSHAM ROAD, HAZLEMERE, HP15 7JG**  
**APPROX. GROSS INTERNAL FLOOR AREA 104 SQ M / 1119 SQ FT**  
**(INCLUDING GARAGE)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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wyeres.co.uk

The **wye** Partnership