



415 Amersham Road, Hazlemere, Buckinghamshire, HP15 7JG







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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



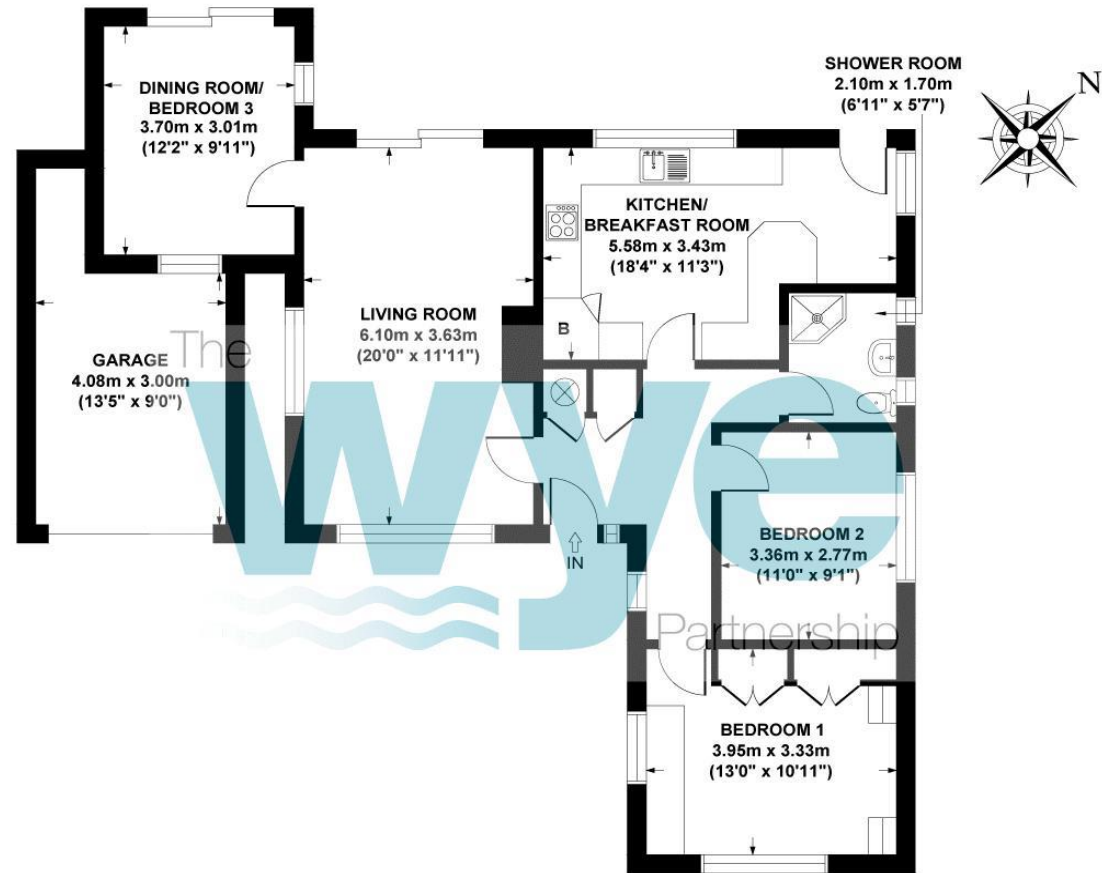
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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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

01494 711 284

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wyeres.co.uk

The **wye** Partnership