



3 Park Lane, Hazlemere, Buckinghamshire, HP15 7HY

An extended, detached bungalow that has been well maintained and offers a substantial size of accommodation on this much sought after road in Hazlemere. No Onward Chain.

Detached Bungalow | Large Driveway | Large Garage/Workshop with Cloakroom | Extended With Scope To Extend Further (STPP) | Entrance Porch | Hallway | Two Bedrooms | Family Bathroom | Spacious Living Room | Fitted Kitchen | Dining Room | Rear Lobby | Private Garden | Gas Central Heating | Double Glazing | Large Loft Potential To Convert | No Onward Chain |

Located in Hazlemere, on a good size plot with potential to convert the loft and extend further, subject to the usual planning consents, is this fabulous, detached bungalow that comes to market with no onward chain. The front of the property has a in/out carriage driveway with parking for several cars and access down the side to a large garage. There is also a nice size rear garden, which is mainly on the level and there is side door access to the garage, which also benefits from a rear a cloakroom and office area that could even be changed into a utility room. Once inside the bungalow, there is an initial large enclosed porch, which leads to the entrance hall, two double bedrooms, both to the front aspect and a family bath/wet room comprising of a low level W.C, wash hand basin, bath and shower area. The rear of this bungalow has been extended to provide a large living room with patio door to the garden, a separate dining room, which could quite easily become a third bedroom and a kitchen fitted with white shaker style wall and base units that leads through to the rear lobby with door access to the garden.

Price... £650,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		80
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>www.epc.org.uk</small>		



LOCATION

Park Lane is an exceptionally sought after road with homes of varied styles and sizes in Hazlemere.... Woodlands adjoin on the opposite side of the road.... A wide range of facilities are within a few minutes' walk.... Park Parade Centre with its excellent shopping facilities is only a few minutes' walk.... Local amenities include doctors surgery, dentist, library, post office and churches.... Excellent range of shopping facilities which include a CO-OP supermarket, pharmacy, Tesco Express, Little Waitrose and coffee shops.... Catchment to the sought after Cedar Park School and good senior schools.... Catchment to the excellent Grammar Schools.... Buses nearby serving High Wycombe 2 miles with 25 minute London trains.... Beaconsfield and Amersham are both about 4 miles and three M40 access points are a 10/15 minutes' drive....

DIRECTIONS

From The Wye Partnership office approaching Hazlemere Crossroads, at the mini-roundabout take the second exit on the A404 towards Amersham. Take the second turning on the left into Park Lane, continuing along and the property can be found on the left hand side identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

D

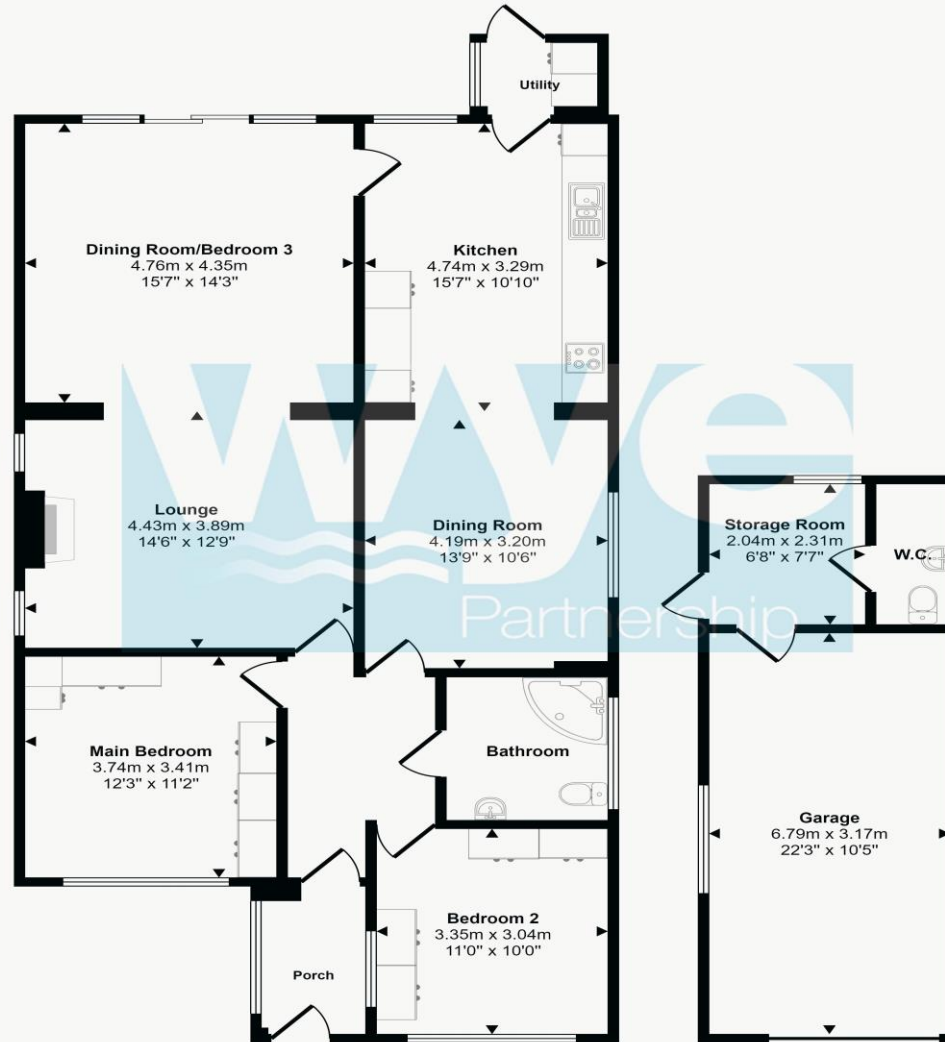
MORTGAGE

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.



Approx Gross Internal Area
138 sq m / 1486 sq ft



Ground Floor
Approx 109 sq m / 1172 sq ft

Outbuilding
Approx 29 sq m / 313 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership