



1 Eastern Dene, Hazlemere, Buckinghamshire, HP15 7BT

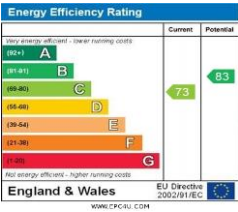
Stunning 6 bedroom, 3 bathroom, detached house with self-contained gym/annexe with its own shower room and kitchen.

Vastly Extended, Improved And Refitted | A Huge Property - Almost 2600 sqft Of Accommodation, Including The Garage And Annexe/Gym | Immaculate And Fitted To An Extremely High Standard | Entrance Porch | Entrance Hall | Two Stunning Reception Rooms | 29'9 Fitted Kitchen/Dining Room With Integrated Appliances | Separate Utility | Ground Floor Shower Room | Six Bedrooms | Shower Room | Family Bathroom | Sealed Unit Double Glazing | Gas Fired CH | 25'6 Annexe/Gym With Shower Room And Kitchen Area | Garage With Remote Up And Over Door | Two Garden Areas, Which Are Private | Garden Summer House And Large Shed/Workshop |

A simply stunning family home with almost 2600 sqft of accommodation to include the garage. Adjacent to Hazlemere Golf Course, with views from the first floor, immaculate and fitted to a high standard throughout. The current owners have extended the property numerous times over the years and even added a 25'6 x 11' annexe/gym with shower room and kitchen. The two main reception rooms have the real wow factor, whilst the 29'9 kitchen/dining room opens to the garden, plus a super 12'4 utility and a luxury fitted ground floor shower room. To the first floor there are six bedrooms (one currently used as a home office) all of which are good size and most with either built-in or quality fitted furniture, and all served by a luxury shower room and separate family bathroom. There is also gas central heating and replacement sealed unit double glazing throughout. To the outside, there is a resin driveway serving the detached garage and deceptive gardens on both sides of the property, on one side artificial grass, summer house and large shed/workshop and on the other, patio, lawn, ornate walls and the separate annexe/gym! This property needs to be viewed to be appreciated - it will not disappoint!

Price... Offers in Excess of £900,000

Freehold



LOCATION

Local amenities including doctors, dentist, library, pharmacy and other retail outlets nearby.... Park Parade shops only a 5 minute walk away with a supermarket and coffee shops.... Catchment area for Cedar Park infant & junior school.... Senior Schools, Sir William Ramsay and Holmer Green.... Catchment for the excellent Grammar Schools.... Buses pass the end of Eastern Dene to High Wycombe (2 miles) and Amersham (4 miles).... 25 minute London trains from the former, 37 minute service from the latter and also London bound trains from Beaconsfield (4 miles).... Countryside walks nearby.... Three M40 access points within 10 minute drive....

DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Holmer Green Road and take the second right into Eastern Dene. Continue along the road where the property will be found on the right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

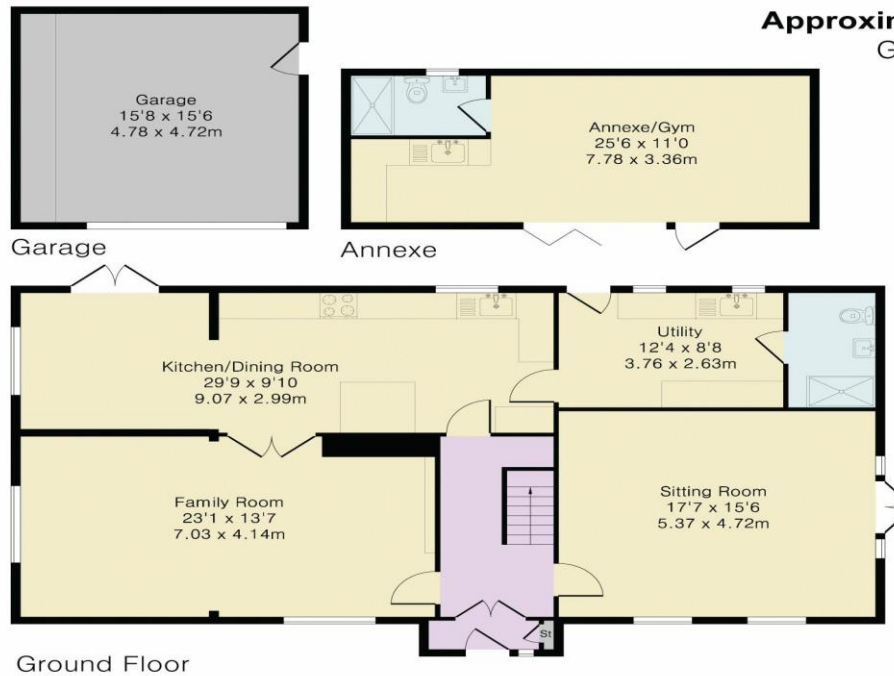
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MORTGAGE

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.





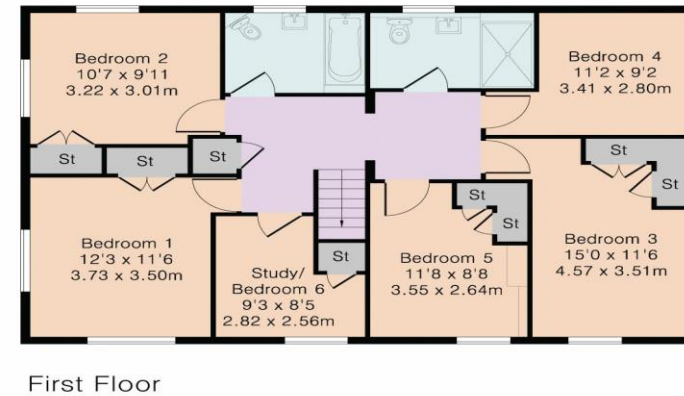
Approximate Gross Internal Area 2590 sq ft - 241 sq m

Ground Floor Area 1176 sq ft – 109 sq m

First Floor Area 890 sq ft – 83 sq m

Annexe Area 281 sq ft – 26 sq m

Garage Area 243 sq ft – 23 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership