



13 Park Lane, Hazlemere, Buckinghamshire, HP15 7HY

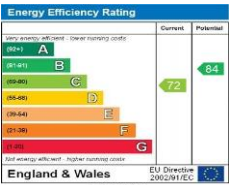
*An extended, family house situated on the much sought after Park Lane in Hazlemere, which requires some modernisation and comes to market for the first time since the mid 1970's. No Onward Chain.*

Extended Semi-Detached Family House | Enclosed Porch | Hallway | Living/Dining Room | Kitchen/Breakfast Room | Downstairs Cloakroom/Bathroom | Small Utility Area | Four Bedrooms | Shower Room | Block Paved Driveway Parking | Large Private Rear Garden With Gated Access | Garage Changed To Store Rooms | Double Glazing | Gas Central Heating | Solar Panels | Potential To Extend STPP | No Onward Chain |

A semi-detached house, which has been extended to provide substantial living accommodation covering three floors, and although requires some modernisation, there is also scope to extend further, subject to the usual consents. The property has a large living/dining room that leads through to a kitchen/breakfast room fitted with shaker style wall and base units, breakfast bar and ample space for a table and chairs, plus patio door leading to the rear garden. There is a small utility area leading through to a downstairs cloak/bathroom, which is fitted with a three piece suite. Upstairs, there are four bedrooms with three being on the first floor, as well as a shower room that's fitted with a low level W.C., wash hand basin and shower cubicle and the fourth bedroom is located on the second floor. Outside, to the rear, is a large garden (in excess of 100ft) with an initial patio, then mainly laid to lawn with a water feature and gated side access to a covered area, which is ideal for storage. The garage has been changed to storerooms and lends itself to be properly converted into a home office. To the front of the property there is a block paved driveway. Other benefits include double glazing, gas central heating, solar panels, and as mentioned already, potential to extend further STPP. A must see property to appreciate its size and potential.

**Price... Offers in Excess of £550,000**

Freehold



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## 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.... Amersham Underground Station (Metropolitan Line) is about 4 miles... 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

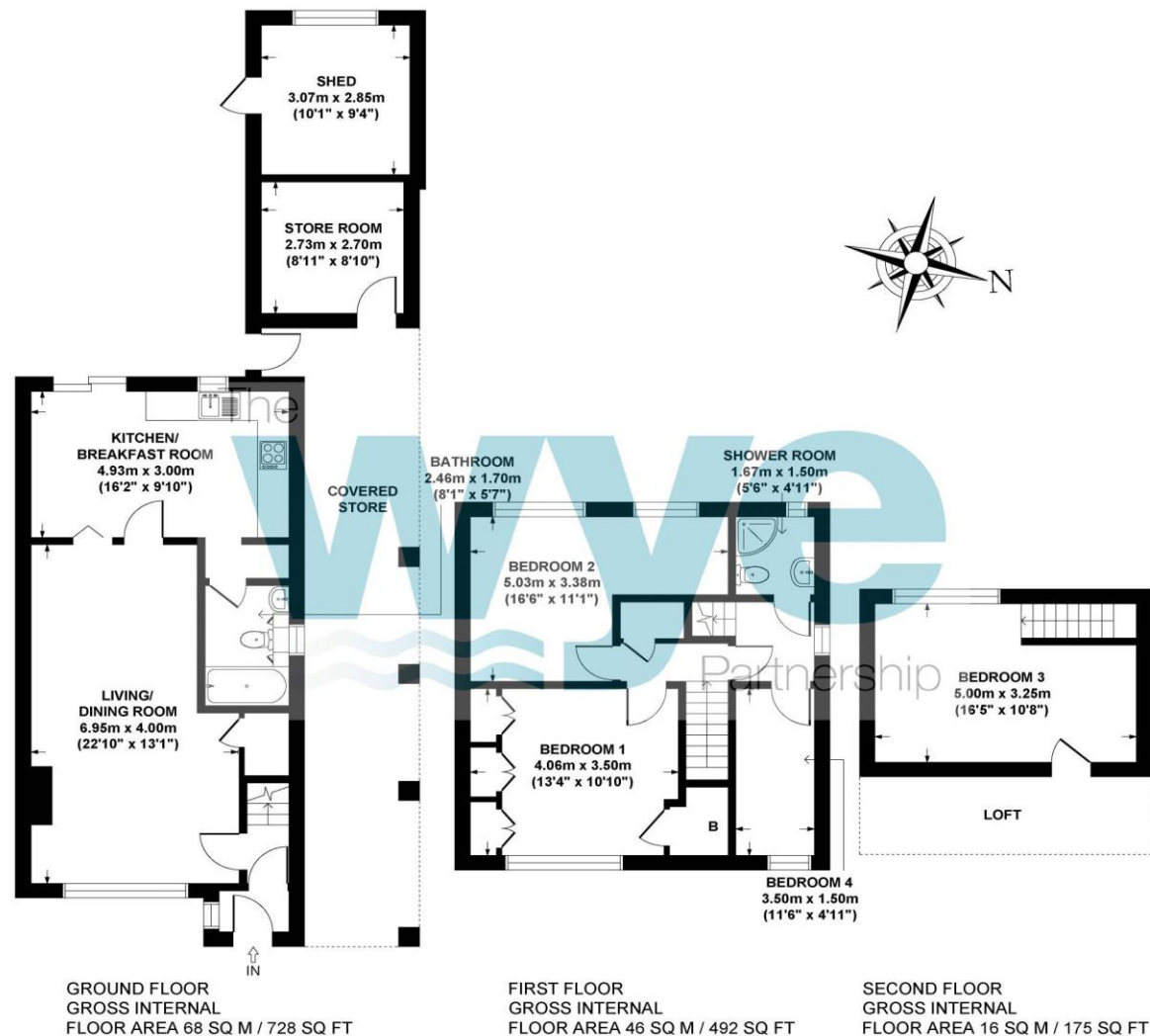
## EPC RATING

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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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**PARK LANE, HAZLEMERE, HP15 7HY**  
**APPROX. GROSS INTERNAL FLOOR AREA 130 SQ M / 1395 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership