



10 Cowslip Road, Widmer End, Buckinghamshire, HP15 6BJ



*An attractive, Windmill Development, semi detached family home that has been extended, improved and re-fitted.*

Much Improved And Refitted Family Home | Must be viewed to be appreciated | Entrance Hall | Family/Bedroom 4/ Home Office With Modern Cloakroom | Superb Lounge Which Is Open Plan To The Dining Room And Modern Refitted Kitchen With Integrated Appliances | Large Conservatory | Three Double Bedrooms | Large Bathroom | Well Enclosed Rear Garden | Covered Side Passage - Ideal For Storage | Ample Parking To The Front | No Chain! |

An attractive, extended and much improved semi-detached house, situated in fine road on the ever popular Windmill Development. The property has been improved by the current owners, and they are now looking for a quick sale, as they have found a property to purchase. The property offers flexible living and must be seen to be appreciated. On entering the property, there is an entrance hall, which leads into the living room and family room/bedroom 4/home office with a modern cloakroom. The living room opens into the dining room, which is open plan to the modern fitted kitchen plus a good size conservatory, which has doors leading to the rear garden. There are three good size bedrooms to the first floor and a large modern bathroom with bath and shower. The property also benefits from gas fired radiator central heating and sealed unit double glazing. To the outside there is a private garden to the rear and ample parking to the front. A lovely, family home which needs to be seen! No Upper Chain.

Price... £509,950

Freehold

Energy Efficiency Rating		
	Current	Potential
Best possible rating - lower running costs		
A		85
B		
C	73	
D		
E		
F		
G		
Worst energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc-uk.com		





## LOCATION

Popular family location... Large stretches of open countryside 3/4 minutes' walk.... Local convenience store 1 minute walk... Park Parade in Hazlemere with extensive shopping, which includes a supermarket, pharmacy and cafe etc.... Catchment area for the popular Widmer End Combined school, within 5 minutes' walk.... Senior schools all within easy reach.... Catchment for excellent boys and girls Grammar schools...., Buses route close by to High Wycombe (3 miles) with 25 minute London trains.... Fast commuter services also from Amersham (5 miles), Great Missenden (3 miles) and Beaconsfield (6 miles).... Three M40 accesses 10/15 minute drive....

## DIRECTIONS

In an approach from Hazlemere crossroads, leave via the Holmer Green Road (signposted Holmer Green). At the mini-roundabout take the first exit into Western Dene and third right into Primrose Hill. Continue along taking the second turning on the left into Georges Hill, then take your second right turning into Cowslip Road and the property can be found on the right hand side.

## ADDITIONAL INFORMATION

Our client has advised us that there is a yearly charge of £150 to the Windmill Association, for the upkeep of the local area.

## COUNCIL TAX

Band D

## EPC RATING

C

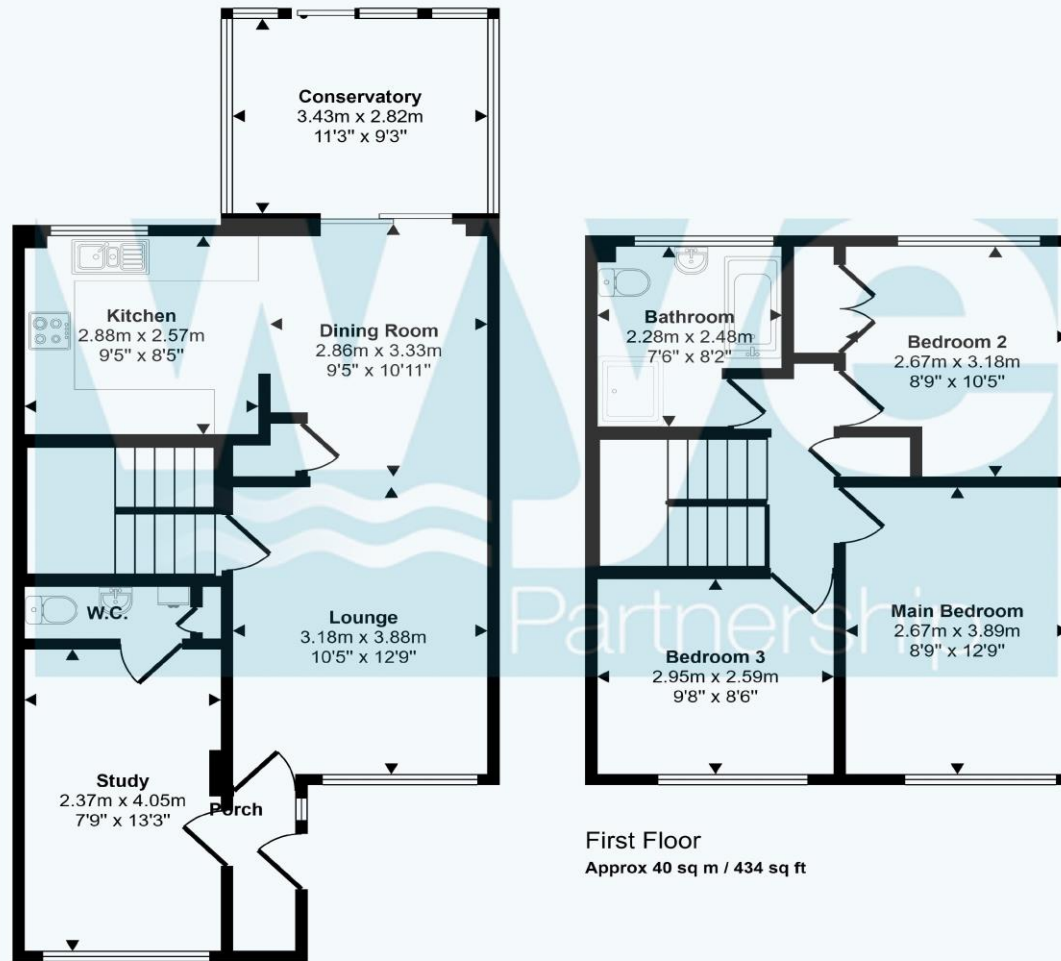
## MORTGAGE

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  
97 sq m / 1041 sq ft



**Ground Floor**  
Approx 56 sq m / 606 sq ft

**First Floor**  
Approx 40 sq m / 434 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.

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership