

West Point, Grange Road, Hazlemere, Buckinghamshire, HP15 7QZ



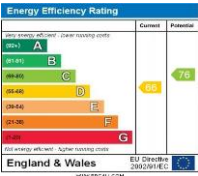
*A wonderful opportunity to acquire this family size, detached, chalet bungalow located in one of Old Hazlemere's most sought after private roads with five bedrooms, two garages, driveway parking and open fields to the end of the road.*

Beautiful Chalet Bungalow | Private Cul-De-Sac | Large Shingled Driveway | Entrance Hallway | Modern Open Plan Kitchen/Breakfast Room | Large Living/Dining Room | Five Bedrooms (Three Downstairs And Two Upstairs) En-Suite And Dressing Area To Principal Bedroom | Two Bathrooms (One On Each Floor) | Two Large Garages (One With Utility And Cloakroom) | Lovely Garden With Gated Access On Both Sides | Large Summerhouse/Office | Gas Central Heating | Double Glazing |

This stunning, chalet bungalow comes to market in excellent condition and is impeccably presented throughout and is situated on a private cul-de-sac with open fields towards the end. There is a large, shingled driveway with ample parking for seven cars and two large garages (one integral, one detached) both with electric doors and the integral garage benefits from a utility area and cloakroom. Once inside, the entrance hall provides access to three of the bedrooms, which are all doubles and the bathroom, which comprises of a three piece bath suite. The open plan kitchen/breakfast room is the hub of the home with shaker style wall and base units, granite worktops, Range cooker and a seating area with log burner and oversees the garden through French doors. Downstairs is then completed with a large living/dining room with log burner and French doors to the garden. Upstairs, you will find a family shower room and two further bedrooms, one being the principal bedroom with dressing area and large en-suite, which is fitted with a four piece suite comprising a low level W.C., his and hers wash hand basins, bath and separate shower. Outside to the rear is a lovely private garden, which is mainly laid to lawn with an initial Indian sandstone patio, non slip decking, shed, workshop, summerhouse (ideal for a home office) and gated access to both sides of the property. Other benefits include gas central heating and double glazing. A must view property to appreciate the property and location.

**Price... £965,000**

Freehold





## LOCATION

Tucked away towards the end of the cul-de-sac.... Quiet location.... A location of rural beauty with farmlands only yards away in one direction and a short walk in the other to all the amenities centred around the village crossroads.... Local shops include a Tesco Express and pharmacy.... Extensive range of shops available in nearby Park Parade including a supermarket and coffee shops.... Doctors, dentist and library within a short walk.... Hazlemere's reputed schools are close by and catchment area for the excellent Grammar Schools.... Three M40 junctions are approximately 10/15 minutes' drive.... Fast London trains at High Wycombe (2 miles), Beaconsfield (4 miles) and Amersham Underground Station Metropolitan Line (5 miles).... Bus route nearby....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership, turn immediately right into Green Street. Continue along and towards the end of the road, where it forks - turn second right into Grange Road and the property can be found on the left hand side.

## ADDITIONAL INFORMATION

Under section 21 of the 1979 Estate Agents Act we declare that the vendor of this property is an employee of The Wye Partnership.

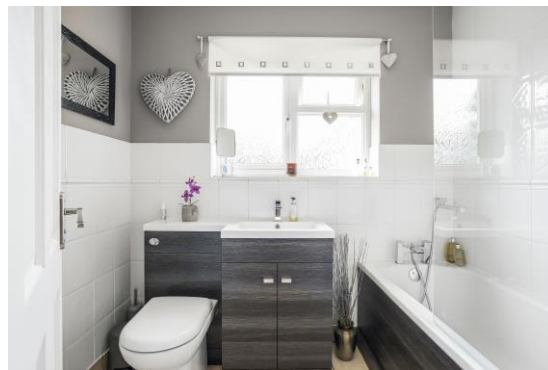
## COUNCIL TAX

Band E

## EPC RATING

D

*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.*



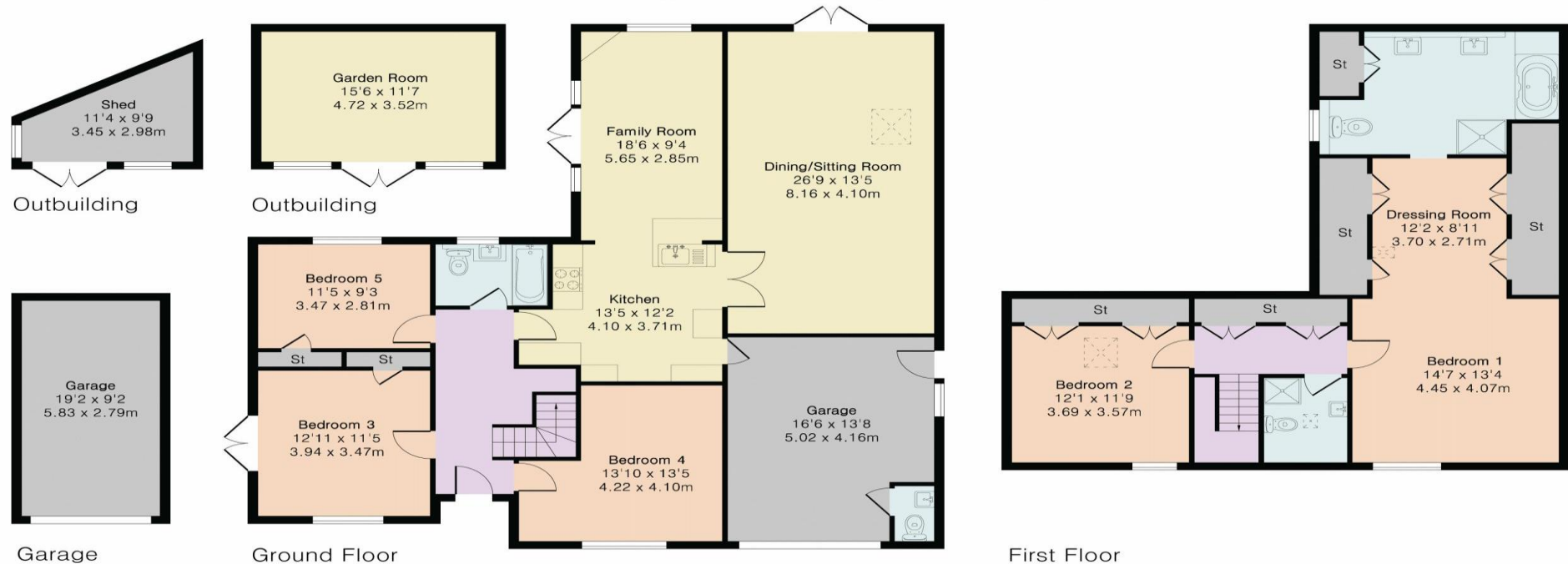
## Approximate Gross Internal Area 2897 sq ft - 270 sq m

Ground Floor Area 1567 sq ft – 146 sq m

First Floor Area 900 sq ft – 84 sq m

Garage Area 175 sq ft – 16 sq m

Outbuilding Area 255 sq ft – 24 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.



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The **wye** Partnership