



66 Cedar Avenue, Hazlemere, Buckinghamshire, HP15 7EE



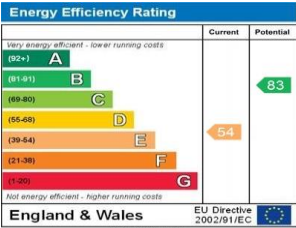
*A recently renovated and improved, three bedroom, semi-detached house on the popular Cedar Park Development.*

Recently Renovated Semi-Detached Home | Popular Cedar Park Development | No Onward Chain | Three Bedrooms | Brand New Kitchen With Integrated Appliances | Spacious Living Room With Fireplace | Dining Room With French Doors Leading To The Decking Area | Private Garden | Modern Bathroom With Separate W.C. | Garage And Driveway | Double Glazing | Gas Central Heating From A New Boiler |

This three bedroom, semi-detached home is located on the popular Cedar Park development and has been recently renovated and improved throughout. To the front of the property there's a well maintained garden, driveway and a garage. On entering, there is a light and airy hallway leading straight through into the brand new kitchen, which is fitted with wall and base units and integrated appliances. The living room features a fireplace and flows into the dining room with French doors leading to the decking area. The rest of the garden is mainly laid to lawn with a small patio. Upstairs, there are three bedrooms and a modern bathroom with separate W.C. The property is close to all local schools and amenities, and this property would make an ideal family home. The property also benefits from double glazing and gas central heating from a new boiler. No onward chain!

**Price... £530,000**

Freehold





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### LOCATION

On the ever popular Cedar Park development.... A few minutes' walk to Park Parade with excellent shopping facilities which include: Pharmacy, cafe, supermarket and so much more.... Catchment area for Cedar Park School.... Catchment for the excellent Grammar Schools.... Buses to High Wycombe (2 1/2 miles) and Amersham (5 miles).... 25 minute London trains from the former, 37 minute London trains from the latter plus London service from Beaconsfield (5 miles).... Three M40 access points only 10/15 minutes' drive.... Open countryside nearby....

### DIRECTIONS

From The Wye Partnership office at Hazlemere Crossroads, take a left turn down Holmer Green Road then take the second left into Cedar Avenue. Proceed up the hill and the property can be found on the right hand side, identified by a Wye Partnership 'For Sale' board.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band D

#### EPC RATING

E - this is the previous rating before the renovation was carried out.

#### MORTGAGE

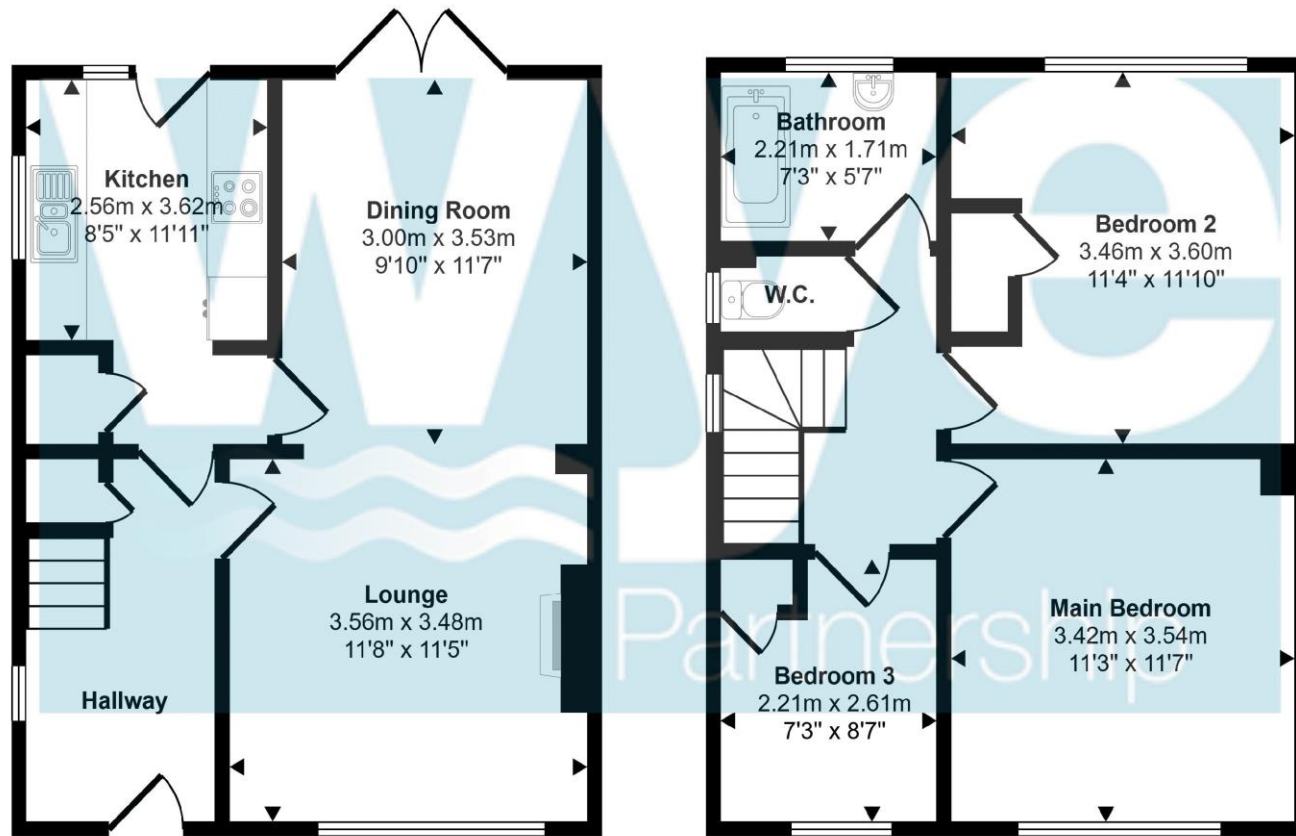
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

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Approx Gross Internal Area  
82 sq m / 883 sq ft



Ground Floor  
Approx 40 sq m / 435 sq ft

First Floor  
Approx 42 sq m / 447 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