



38 Wellfield, Hazlemere, Buckinghamshire, HP15 7TL

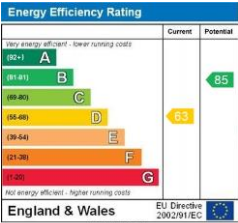
A lovely family house located on the ever popular Manor Farm development, which is immaculately presented with a private garden, garage and off street parking. No Onward Chain.

End Terrace Family House | Entrance Hall | Modern Kitchen/Dining Room | Modern Bathroom | Three Bedrooms | Private Garden | Garage | Off Street Parking | Gas Central Heating | Double Glazing | No Onward Chain |

This well presented, Manor Farm, end of terrace house is located on a quiet road close to local amenities and good schooling. The property benefits from a single garage (with power), off street parking and a lovely landscaped, easy maintenance garden with rear gated access. Inside the property is an initial hallway leading through to the living room with a front aspect and kitchen, which is is open plan with fitted wall and base units, ample space for a dining table and French doors exiting to the garden. Upstairs are three bedrooms with the principal bedroom benefiting from built in wardrobes and a bathroom, which is modern and comprises of a low level W.C., wash hand basin and walk-in shower. The house is neutrally decorated throughout and benefits from gas central heating and double glazing, as well as coming to the market with No Onward Chain.

Price... £450,000

Freehold



LOCATION

Excellent location on the ever popular Manor Farm Development.... Close to local shops.... Excellent local amenities, which include Post Office, doctors, dentist and library, all available in Hazlemere.... Extensive range of shopping facilities in near-by Hazlemere Crossroads and Park Parade which includes a Tesco Express, Coop supermarket, pharmacy and coffee shops.... Convenient for popular Manor Farm Schools both a short walk.... Catchment area for an excellent range of Grammar Schools.... Buses pass through the development serving High Wycombe (3 miles) with 25 minute trains to London.... Beaconsfield (4 miles) with a London service.... Amersham (5 miles) with Metropolitan Line Underground station.... Three M40 access points within a 10/15 minute drive.... Countryside easily walkable....

DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the Crossroads along the Penn Road B474 and take the second turning right into Rose Avenue. Turn first left into Elder Way, following the road along as it changes name to Ashfield Way and Wellfield will be found shortly on the left hand side. Turn left into Wellfield and follow the road and the property will be seen on the left hand side identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

Our client has advised us that there is a yearly charge of £210 for the upkeep of the front garden.

COUNCIL TAX

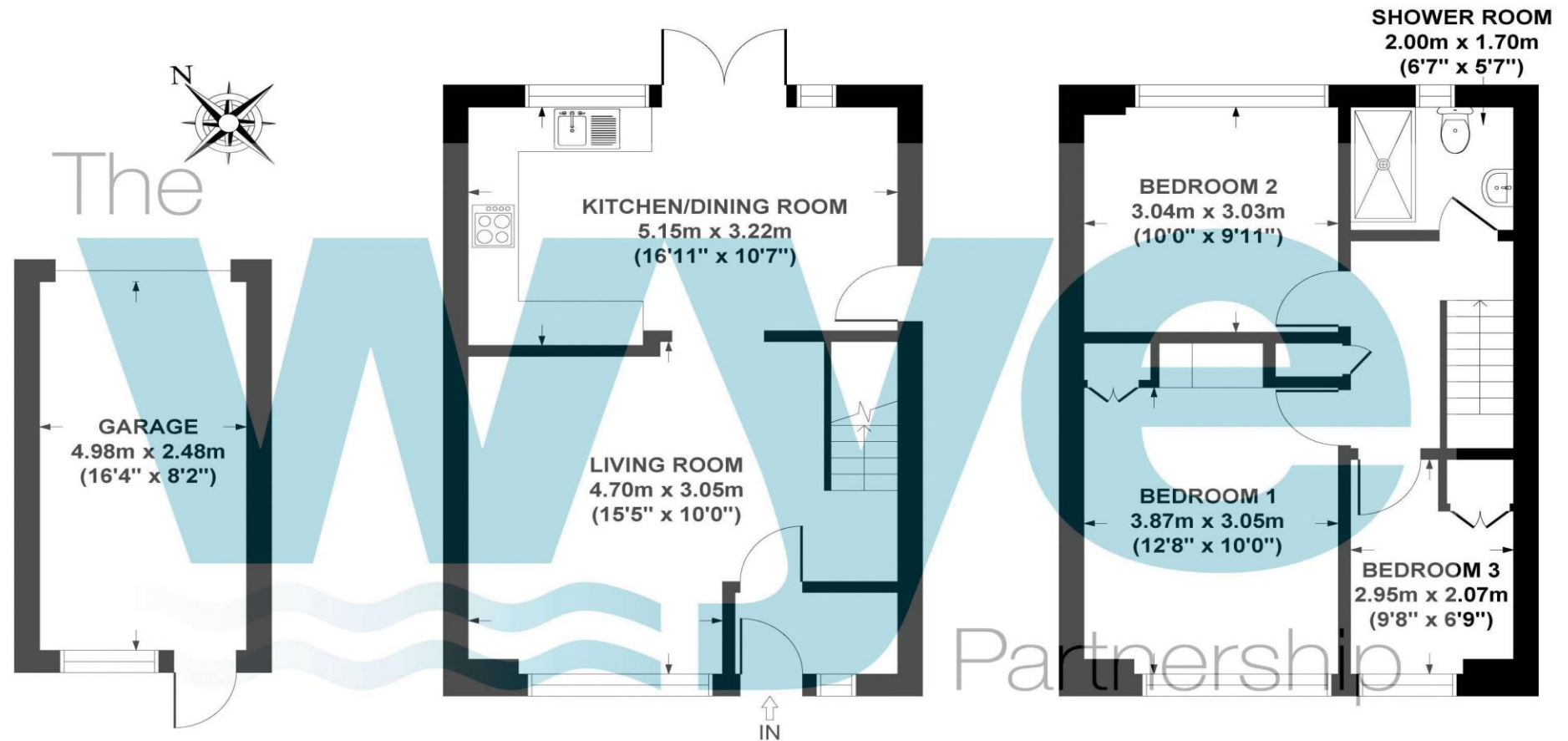
Band D

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.





GARAGE
GROSS INTERNAL
FLOOR AREA 12 SQ M / 133 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 39 SQ M / 425 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 39 SQ M / 425 SQ FT

WELLFIELD ROAD, HAZLEMERE, HP15 7TL
APPROX. GROSS INTERNAL FLOOR AREA 90 SQ M / 983 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership