



16 Roberts Ride, Hazlemere, Buckinghamshire, HP15 7AD

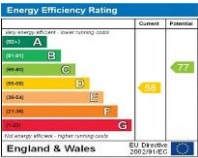
A lovely, Cedar Park, family house, which is immaculate in presentation and situated close to local shops and amenities, as well as Catchment for Cedar Park School. No onward chain.

Semi-Detached Family House | Driveway Parking | Integral Garage | Entrance Hall With Door Access To Garage | Large Living/Dining Room With Parquet Flooring | Conservatory | Kitchen | Inner Hallway With Cloakroom And Rear Garage Access | Three Bedrooms | Modern Family Bathroom | Private Garden With Gated Side Access | Double Glazing | Gas Central Heating | No Onward Chain |

This impressive, semi-detached house comes to market in good condition throughout and no onward chain. At the front, there is a private driveway and then it is laid to lawn, which could be altered to extend the drive. Inside the property is a welcoming, tiled hallway with a door to the garage and access to the large living/dining room, which is dual aspect and has parquet flooring. The kitchen is fitted with wall and base units and has a door to an inner hallway where you will find a cloakroom and door access to the garage and garden. Downstairs is completed with a nice size conservatory overlooking the garden. Upstairs is the new family bathroom, which is fitted with a three piece suite comprising a low level W.C., wash hand basin and bath with shower over and the three bedrooms, with the principal bedroom benefiting from fitted wardrobes. Outside, in the rear garden, there is an initial patio and then it is mainly laid to lawn with gated side access. Other benefits include double glazing, gas central heating and the property offers potential to extend STPP.

Price... £550,000

Freehold



LOCATION

Catchment for the impressive Cedar Park School, which is only a few minutes' walk... Park Parade Shopping Centre nearby with a wide range of shopping facilities which include a pharmacy, coffee shops and supermarket etc... Local Doctor and Dentist Surgery... Catchment area for the excellent local Grammar Schools... Buses serve High Wycombe (2 miles)... High Wycombe Train Station provides a 25 minute service to London... Amersham Underground Metropolitan Line Station (5miles)... Beaconsfield (5 miles) also operates a London service... Three M40 access points are easily reached in a 10/15 minute drive and the M1 and M25 motorways are also easily accessible... Countryside walks on your doorstep....

DIRECTIONS

From the Hazlemere office of The Wye Partnership proceed down the Holmer Green Road and take the second turning on the left into Cedar Avenue. Take the first turning right into Roberts Ride, continue along the road 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

D

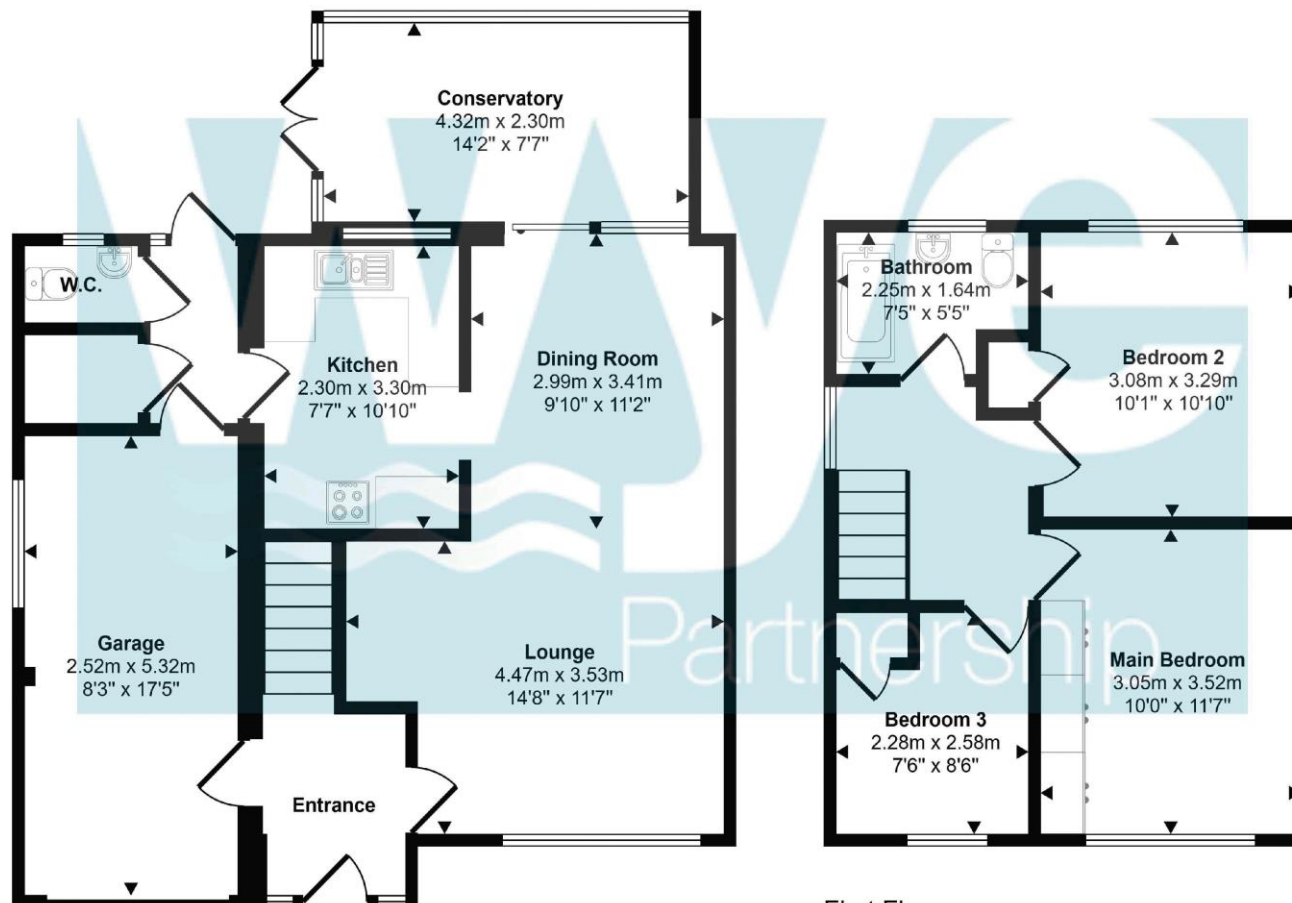
MORTGAGE

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
110 sq m / 1180 sq ft



Ground Floor
Approx 71 sq m / 769 sq ft

First Floor
Approx 38 sq m / 412 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