



125 Marys Mead

Hazlemere
HP15 7DY
£450,000

- Large, Extended, Semi Detached House Requiring Complete Modernisation
- Garage - Driveway Parking - Large Front And Rear Garden
- Four/Five Bedrooms - Two/Three Bathrooms
- Living Room - Dining Room - Sitting Room - Kitchen/Breakfast Room
- A Great Opportunity To Put Your Own Mark On This Cedar Park House



125 Marys Mead Hazlemere HP15 7DY

A large, extended, semi-detached house, which is in need of total modernisation and is situated on the popular Cedar Park development in Hazlemere.

In Need Of Complete Modernisation | Semi-Detached House In Cedar Park | Driveway Parking | Garage | Entrance Hallway | Living Room | Dining Room | Sitting Room/Possible Fifth Bedroom | Downstairs Shower Room | Kitchen/Breakfast Room | Four Bedrooms On The First Floor | Ensuite To Principal Bedroom | Family Bathroom | Large Front And Rear Garden |

The house sits on a generous plot and requires complete updating throughout. The house has been extended over the years yet still has a large front and rear garden. Inside, on the ground floor, there is a separate living room and dining room, as well as a third reception room with a shower room that could be used as another bedroom. The kitchen has been extended and is a good size with door access to the rear garden. Upstairs, there are four bedrooms, a family bathroom and an ensuite shower room (plumbing in place but no sanitary ware installed) to the main bedroom. Outside, the front is mainly laid to lawn with a driveway and access to the garage, which sides onto the property and to the rear, the rear garden is over 70ft long. This is an excellent opportunity to transform this large property into a stunning family home.

On the ever popular Cedar Park development.... A few minutes' walk to Park Parade with excellent shopping facilities which include: Pharmacy, coffee shops, supermarket and so much more.... Local amenities include a library, doctors and dentist surgery.... Catchment area for Cedar Park School.... Catchment for the excellent Grammar Schools.... Buses to High Wycombe (2 miles) and Amersham (5 miles).... 25 minute London trains from High Wycombe.... London Underground Metropolitan Line Station in Amersham.... London service also 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 then take the second turning on the left into Marys Mead. Continue along and the property can be found on the right hand side, identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

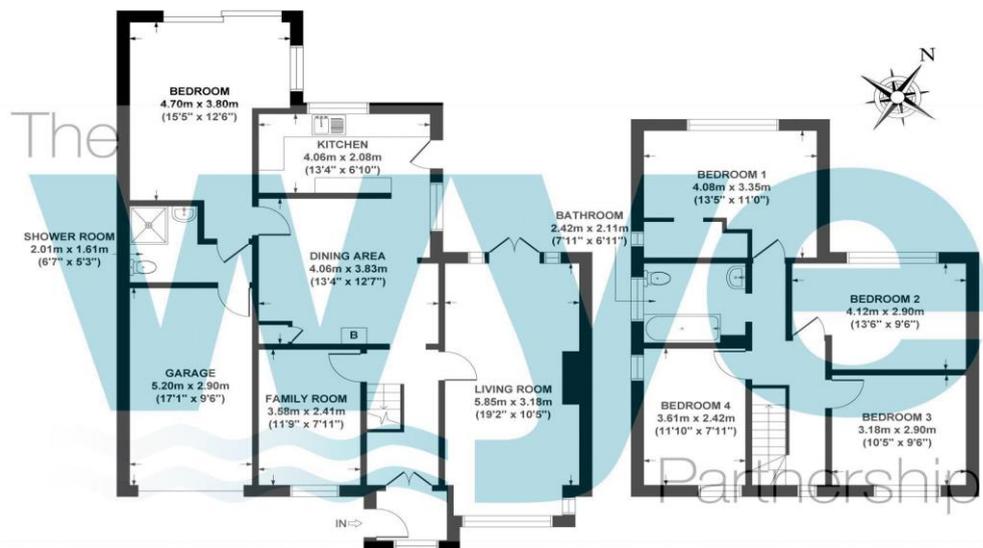
COUNCIL TAX

Band E

EPC RATING

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 104 SQ M / 1120 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 59 SQ M / 635 SQ FT

MARYS MEAD, HAZLEMERE, HP15 7DY
APPROX. GROSS INTERNAL FLOOR AREA 163 SQ M / 1755 SQ FT
(INCLUDING GARAGE)
FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

