



Old Post Office Cottage, 282 Amersham Road, Hazlemere, Buckinghamshire, HP15 7PY

A beautiful, 18th century, semi-detached cottage, which has been modernised to a high standard throughout and now offers superb living accommodation, a lovely garden and is close to local amenities and good schooling.

Originally Built In The 18th Century | Extended In The Victorian Times | Spacious Accommodation For A Period Cottage | Semi Detached | Entrance Hall | Living Room With Feature Gas Fire | Stunning Open Plan Kitchen/Dining/Family Room With Underfloor Heating | Utility Room | Cloakroom | Two Double Bedrooms | Principal Bedroom With A Walk-In-Wardrobe | Large Family Bathroom With A Four Piece Suite And Underfloor Heating | Gas Central Heating | Double Glazed Throughout | Off Street Parking | South Facing Secluded Garden With Side Access |

An 18th century, semi-detached cottage, part of the former Old Hazlemere Post Office, which moved in the 1930s. This spacious family house with period charm and features, has been completely updated into a stunning home, which requires a viewing to be appreciated. On entering the hall you are immediately wowed by the character and charm, and then once you enter the main house you are wowed by the amazing open plan kitchen/dining/family room with underfloor heating. The kitchen has been fitted with shaker style units, integrated full length fridge and freezer, an island with butler sink and pull out spray mixer tap, Inglenook fireplace with log burner, seating area and full length heritage double glazed windows and French doors to the garden. Off the kitchen is a utility room with wall and base units and plumbing for washing machine and tumble dryer, plus there is a cloakroom fitted with a two piece suite. Downstairs is completed with a cosy living room with feature gas fire. Upstairs, are two double bedrooms and a luxury family bathroom. The principal bedroom is a great size and benefits from a walk-in-wardrobe and the second bedroom has built in cupboards. The beautiful bathroom is fitted with a four piece suite comprising of low level W.C., wash hand basin with vanity under, roll top bath and separate shower cubicle, plus underfloor heating. Outside, to the rear, is a fabulous, south facing, level garden with an initial patio and then laid to lawn, plus to the rear there is a shingled area and gated side access. The rear garden also benefits from a summerhouse and large shed, both of which have power, and the garden offers a great deal of privacy and seclusion. To the front of the house there is shingled off street parking. The property also benefits from a security system with cameras. This is a stunning period property, of which a viewing must be had!

Price... £625,000

Freehold



LOCATION

Situated in the ever popular village of Hazlemere.... Close to local shops.... Tesco Express and pharmacy are a short walk at Hazlemere Crossroads.... Library. Doctors and dentist surgery near-by.... Quiet family orientated area.... Convenient for good local catchment schools which cater for children of all ages.... Catchment for the excellent Grammar Schools.... Close to local bus route to both High Wycombe and Beaconsfield.... Three M40 access points are little more than a ten minute drive.... Fast London trains from High Wycombe (2 miles) Beaconsfield (4 miles) and Metropolitan Underground Station in Amersham (5 miles)....

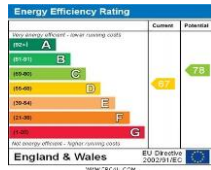
DIRECTIONS

In an approach from the Hazlemere office of The Wye Partnership, leave on the Amersham Road towards High Wycombe and the property will be seen a short distance on the left hand side identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

EPC RATING

D



COUNCIL TAX

Band E

MORTGAGE

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

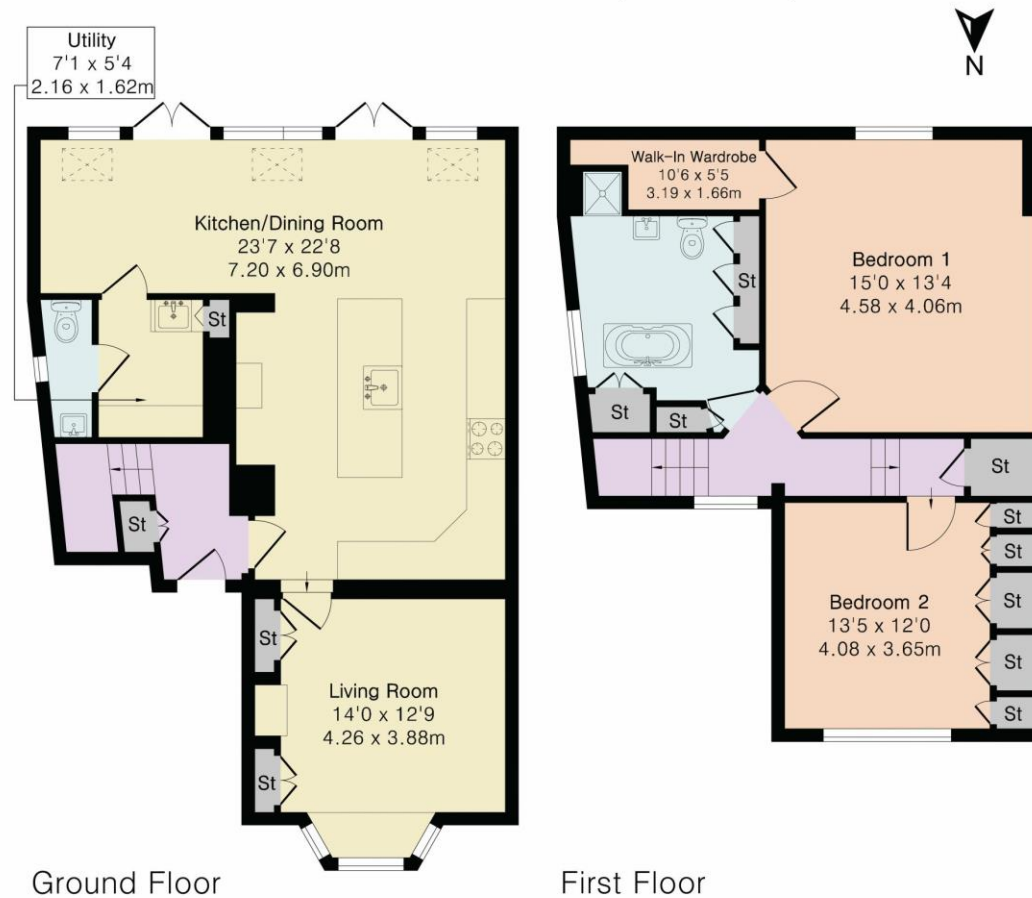
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approximate Gross Internal Area 1257 sq ft - 116 sq m

Ground Floor Area 682 sq ft – 63 sq m

First Floor Area 575 sq ft – 53 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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