



20 Hazlemere View, Hazlemere, Buckinghamshire, HP15 7BY

A wonderful and spacious, five bedroom, detached family house, which has been extended to provide extensive living accommodation and is situated in a secluded position at the end of a quiet cul-de-sac in Hazlemere within catchment of good schools and local amenities.

Detached Family House | Quiet Cul-De-Sac Location | Immaculate And Extended | Driveway Parking For Several Cars | Garage And Studio | Storm Porch | Large Entrance Hall | Shower/Cloakroom | Open Plan Kitchen/Breakfast Room | Utility Room | Living Room With Open Fireplace | Family/Dining Room | Landing | Five Bedrooms | 'Jack n Jill' En-Suite To Large, Principle Bedroom And Bedroom Three | Family Bathroom | Lovely Rear Views Of The Golf Course | Private Garden With Gated Side Access On Both Sides | Two Garden Rooms And Garden Bar | Double Glazing | Gas Central Heating | Underfloor Heating | Potential To Extend Further (STPP) |

This extended, detached house with a vast amount of accommodation is presented to market in good condition throughout and has driveway parking for several cars. Internally, this well planned and spacious house starts off with a large entrance hall, which has a small study area and a modern downstairs shower/cloakroom that's fitted with a three piece suite. The open plan kitchen is ideal for entertaining and faces the garden, and is fitted with gloss wall and base units, granite worktops, breakfast bar and ample space for table and chairs. There are two good size reception rooms; the living room overlooks the garden and has a feature open fireplace, and the family/dining room is a substantial size, which flows through to the kitchen. Downstairs is completed with a utility room that is ready plumbed for a washing machine and tumble dryer. Upstairs is a large landing with built in cupboards and four double bedrooms and a single bedroom with a 'Jack n Jill' ensuite shower room to the main bedroom and bedroom three, as well as the family bathroom. Outside, to the rear, is a private, south facing garden that is laid to lawn with an initial decking area, gated side access on both sides, two garden rooms and another seating area with a bar, as well as a storeroom/basement beneath the property, which has plumbing for a washing machine and sink (if needed). To the side of this property is a garage, which has been part converted and extended into an amazing studio that could be an excellent home office. Other benefits include double glazing, gas central heating and underfloor heating in the kitchen, entrance hall and downstairs shower room. The property also has the potential to extend further (STPP). This house must be viewed to fully appreciate its presentation, flow and its undeniable size of accommodation on both floors.

Price... £799,950

Freehold



LOCATION

Quiet cul de sac.... Breath taking views of Hazlemere Golf and Country Club.... Local amenities include Library, Doctor and Dentist Surgery.... Park Parade Centre only a few minutes walk with an extensive range of shops which include a supermarket, pharmacy and coffee shops.... Catchment area for the very popular Cedar Park School.... Senior schools include Sir William Ramsay and Holmer Green Upper School.... Catchment for the excellent Grammar Schools.... Buses pass close-by serving High Wycombe (3 miles) and Amersham (5 miles).... 25 minute London trains from High Wycombe station.... Metropolitan Line Underground station in Amersham.... A London train service is also available from Beaconsfield (4 miles).... Countryside walks are close-by.... Three M40 access points only 15 minute drive and the M1 and M25 motorways easily accessible....

DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the Crossroads along the Amersham Road (A404) and take the third turning left into Eastern Dene. Take the first right into Maxwell Drive and at the top of the hill turn right into Hazlemere View. Continue along and the property will be found at the end of the cul de sac.

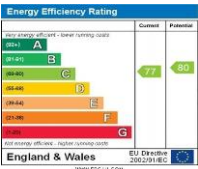
ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

C

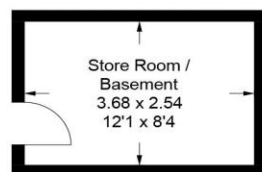


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

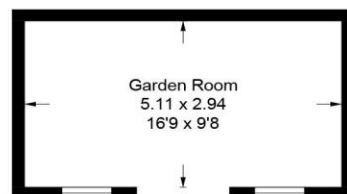


20 Hazlemere View

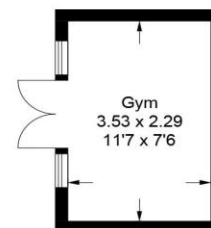
Approximate Gross Internal Area
 Ground Floor = 94 sq m / 1,012 sq ft
 First Floor = 80.8 sq m / 870 sq ft
 Outbuildings = 60.9 sq m / 655 sq ft
 Total = 235.7 sq m / 2,537 sq ft



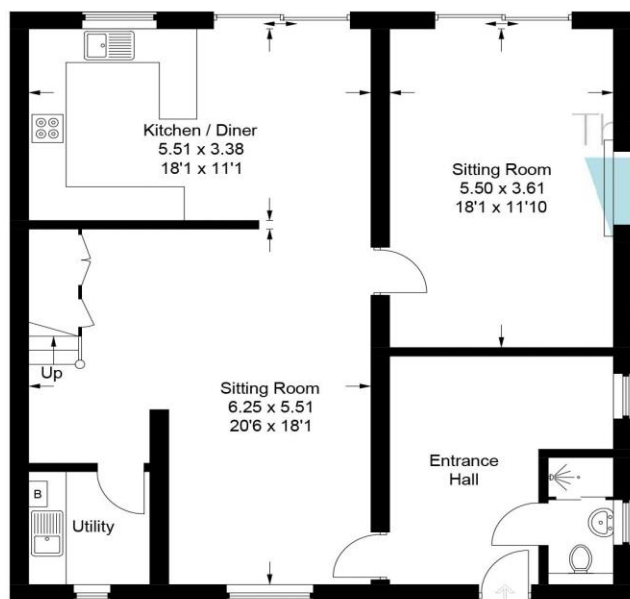
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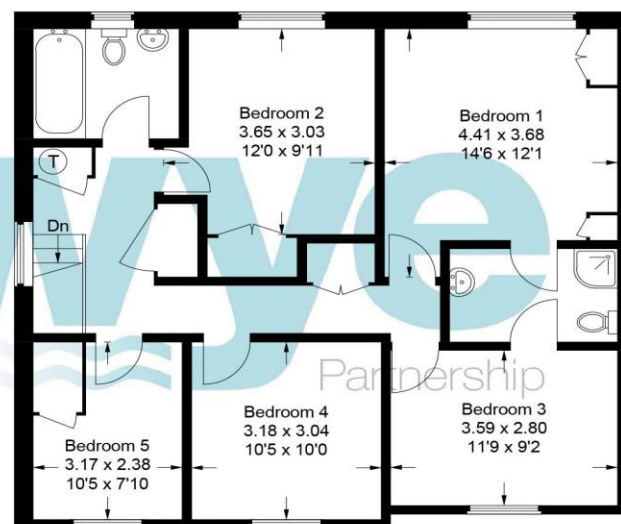
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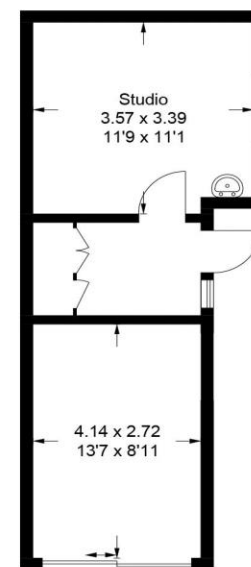
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Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership