

1 Fernside, Hazlemere, Buckinghamshire, HP15 7EU

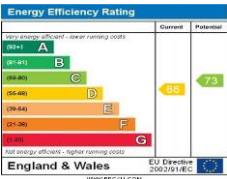
Superb, extended bungalow with 4 bedrooms, 2 large receptions and situated on an excellent plot facing a small green!

Originally Built In The 1960's | 4 Bedroom Detached Bungalow | Extended, Improved and Refitted | Scope To Update and Refurbish, If Required | Cul-De-Sac Location, Fronting A Lightly Wooded Green | Spacious Entrance Hall | Large Lounge | Dining Area | Large Eat-In Kitchen/Breakfast Room | Rear Porch | Utility Cupboard | Two Ground Floor Double Bedrooms (Stud Wall Needed To Return To 3 Beds) | Night Cloakroom | White Fitted Bathroom Suite | First Floor Double Bedroom | Gas Fired Radiator Central Heating | Sealed Unit Double Glazing | Good Size, Private, Enclosed Rear Garden | Rear Driveway | Large Garage | No Chain! |

A spacious detached bungalow fronting a tree planted green in the popular village of Hazlemere. The property has been extended and improved over the years and is presented in good order throughout. The property now offers scope for general improvement and modernisation. Gas fired central heating is provided by a recently replaced Worcester boiler, and all windows have sealed unit double glazing. The current layout provides three excellent size bedrooms, two on the ground floor. The main double bedroom is a good size with a night cloakroom. The other double was originally two smaller bedrooms, which could easily be reinstated by building a partitioned wall as the two doors still exist. There is also a large hall, lounge with archway to dining room, kitchen/breakfast room and rear porch with utility cupboard. A well sized family bathroom with white fitted suite completes the ground floor. To the first floor is another double bedroom with lots of storage and overlooking the rear garden. At the top of the stairs, there is access to a very useful fully boarded loft. Outside, the rear gardens are of good size, privately enclosed and laid mainly to lawn with two patio areas. The front has gated access to the walkway/green. There is also a private driveway and larger than average garage with great opportunity for conversion to an office and gym, if required. No Upper Chain.

Price... Offers in Excess of £600,000

Freehold



LOCATION

Not part of a large scale development and sitting in a quiet cul-de-sac, in the semi-rural fringes of the village, fronting a small green.... A short distance to the shops at Park Parade, which includes a supermarket, butchers, pharmacy and coffee shops.... Local amenities include doctors' surgery, dentist, opticians, and library.... A very friendly, local community exists.... Catchment for Holmer Green Infant and Junior Schools and Hazlemere Church of England school.... Access to the excellent Grammar Schools and High Schools in High Wycombe and Beaconsfield, as well as walking distance to Holmer Green Secondary School... Buses 200 yards to High Wycombe (2 1/2 miles).... Well positioned for commuting to London via Chiltern Line including 33 minute fast trains to Marylebone from High Wycombe and numerous other trains from Amersham, Great Missenden and Beaconsfield with the Metropolitan line accessible from Amersham.... The M40 is easily accessible within a 10-15 minute drive, to travel north or south of the UK...

DIRECTIONS

In an approach from the Wye Residential office at Hazlemere, turn left into Holmer Green Road, signposted Holmer Green. Take the third turning left into Western Dene and third right into Primrose Hill. Brackley Road is the first turning right and the Fernside Green will be found on the right hand-side. Continue past the green and take the next right turning and the property is the second on the right, clearly identified by a Wye 'For Sale' board.

ADDITIONAL INFORMATION

COUNCIL TAX

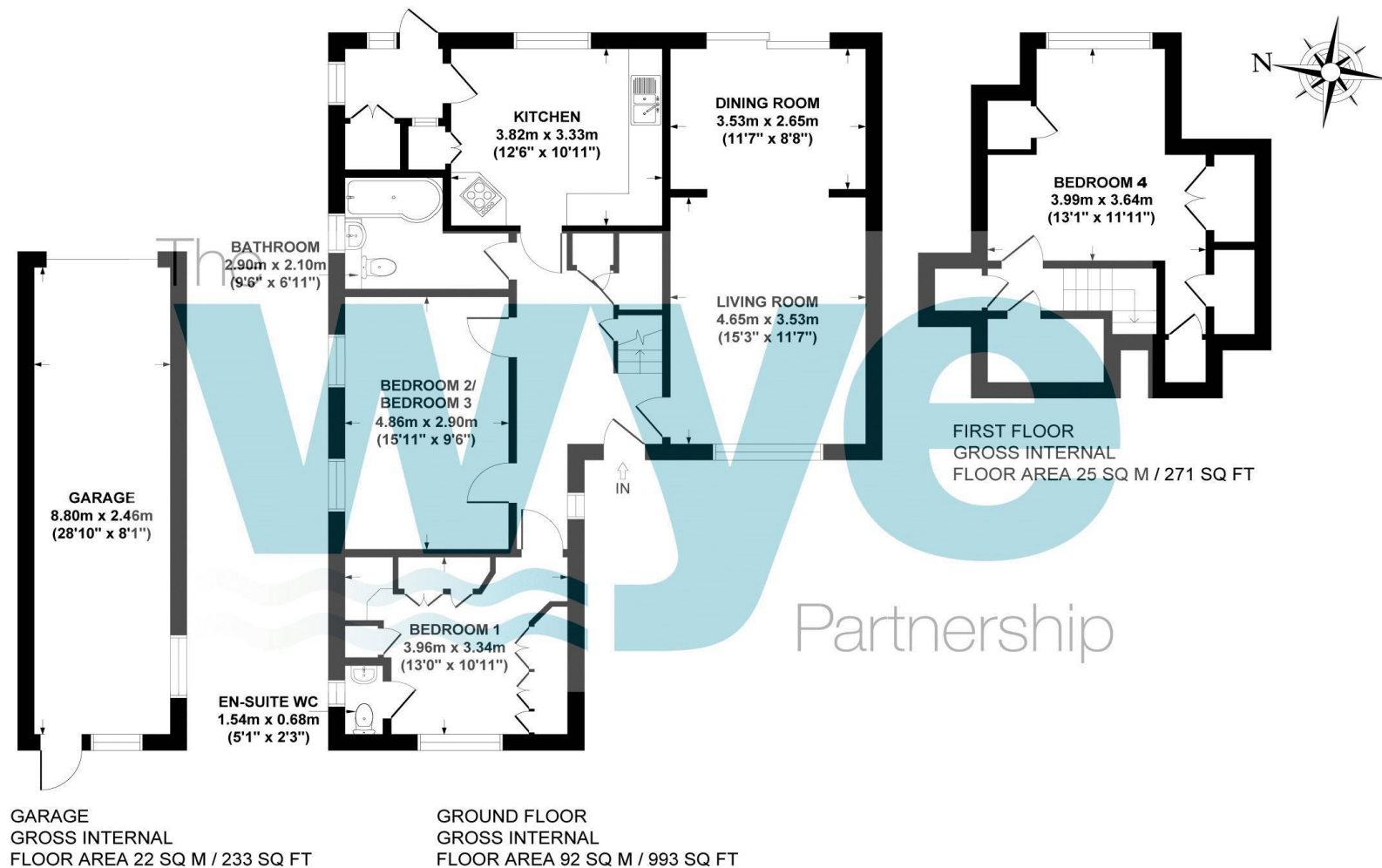
Band F

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.





3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership