



125 Cedar Avenue, Hazlemere, Buckinghamshire, HP15 7AW

*A four bedroom, detached house situated on Cedar Park and backs onto Widmer Fields. No onward chain!*

Detached House | Four Bedrooms | Cedar Park | Access To Widmer Fields From Garden | Living Room | Cloakroom | Open Plan Kitchen/Diner With An Island | Conservatory | Private Rear Garden | Family Bathroom With Bath And Shower | Ensuite Shower Room To Main Bedroom | Long Driveway And Front Garden | Garage | No Onward Chain |

This detached house is located in one of the best positions on the popular Cedar Park Development, with views of Widmer fields to the rear. In need of some modernisation, this property has huge potential. Inside the property is a good size hallway with access to a cloakroom and leading into the living room. To the back of the property there is a large, open plan kitchen/dining room with an island and a conservatory that opens into the private rear garden. The garden is mainly laid to lawn with a rear gate providing access to the fields. Upstairs, there are four bedrooms with an ensuite shower room to the main bedroom and a family bathroom, which is fitted with both a shower and bath. The property also benefits from a long driveway and front garden, and a large garage. No onward chain!

**Price... £599,950**

Freehold

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



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### LOCATION

On the popular Cedar Park development adjoining fields to the rear.... 5 minute walk to Park Parade Centre with excellent shopping facilities which include a pharmacy, cafe, supermarket and so much more.... Catchment area for Cedar Park School and good senior schools.... Catchment for the excellent Grammar Schools.... Buses to High Wycombe (2 miles) and Amersham (5 miles).... 25 minute London trains from the former, 37 minute London trains from the latter plus a London service from Beaconsfield (5 miles).... Three M40 access points only 10/15 minute drive.... Contrastingly, open countryside adjoins the rear boundary....

### DIRECTIONS

From The Wye Partnership office in Hazlemere, proceed along Holmer Green Road and at the mini roundabout turn left into Western Dene. Take the second turning on the left into Cedar Avenue and continue along, and before the end of the road the property can be found on the left hand side identified by a Wye Partnership 'For Sale' board.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band F

#### EPC RATING

C

#### MORTGAGE

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

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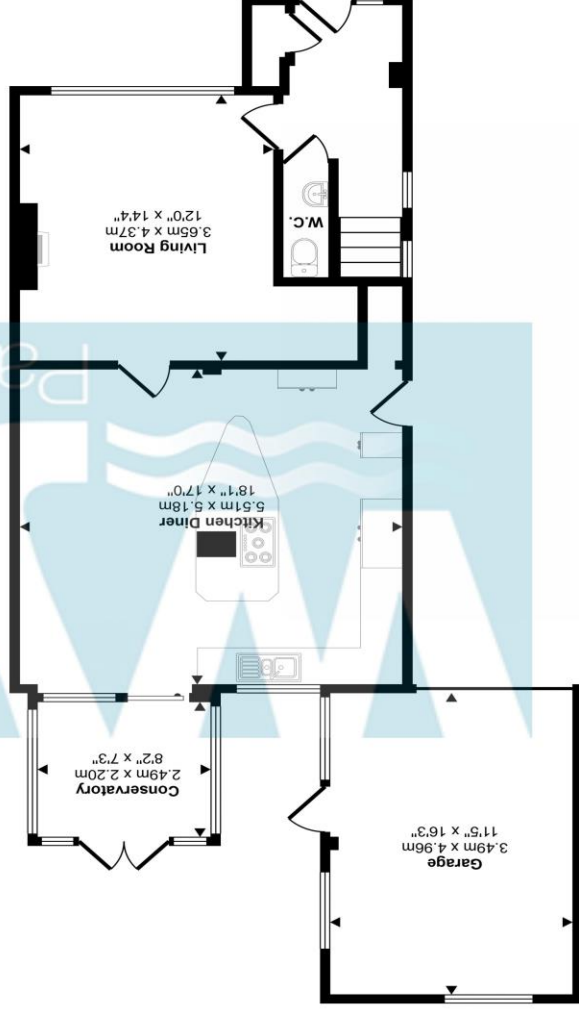
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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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.

Ground Floor  
Approx 81 sq m / 872 sq ft



Approx Gross Internal Area  
136 sq m / 1466 sq ft

First Floor  
Approx 55 sq m / 593 sq ft

