

21 Rushmoor Avenue, Hazlemere, Buckinghamshire, HP15 7NT

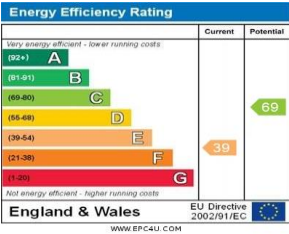
A charming, detached house built in the 1930's, requiring modernisation with the potential to extend STPP. No Onward Chain.

Detached 1930's Family House | Driveway Parking | Garage With Storeroom | Storm Porch | Entrance Hallway | Lounge | Living/Dining Room | Kitchen | Three Bedrooms | Bathroom With Separate W.C. | Large Private Garden | Potential To Extend | Gas Central Heating | Double Glazing | No Onward Chain |

This extended, detached house is situated on a much sought after road in Hazlemere and comes to market for the first time since the 1940's. The property requires some modernisation and has the potential to be extended further, subject to the usual consents. Once inside, there is a welcoming entrance hall leading through to the extended kitchen, which is fitted with wall and base units and overlooks the garden. There are two reception rooms; the lounge has a front aspect bay window with fireplace and then the living/dining room, which has also been extended. Upstairs are three bedrooms and a bathroom with a separate W.C. To the front of the property is a lawn with driveway parking, which extends down the side of the house to a garage with storeroom. The rear garden is an excellent size and on the level with an initial patio and then mainly laid to lawn. The property also benefits from gas central heating and double glazing. This is a house that must be viewed to see its potential.

Price... £650,000

Freehold



LOCATION

Superb location lying to the Tylers Green/Penn side of the village.... Extremely convenient for local amenities, local shop and Post Office a short level walk.... Close to Doctors, dentist and library.... Hazlemere Crossroads provide a variety of shops which include a pharmacy and a Tesco Express.... Extensive range of shopping facilities in Park Parade.... Good local schools catering for children of all ages.... Catchment area for the excellent Grammar Schools.... Buses pass near-by serving High Wycombe and Beaconsfield that both have fast train links to London.... Amersham Underground Station Metropolitan Line a 10 minute drive.... Three M40 access points are within a 10/15 minute drive.... The area is well known for its excellent private and state schools and the retention of the grammar school system.... On the doorstep of the countryside....

DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the Crossroads along the Penn Road B474 and take the fourth turning right into Rushmoor Avenue. Continue along and the property will be found on the left hand side clearly identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

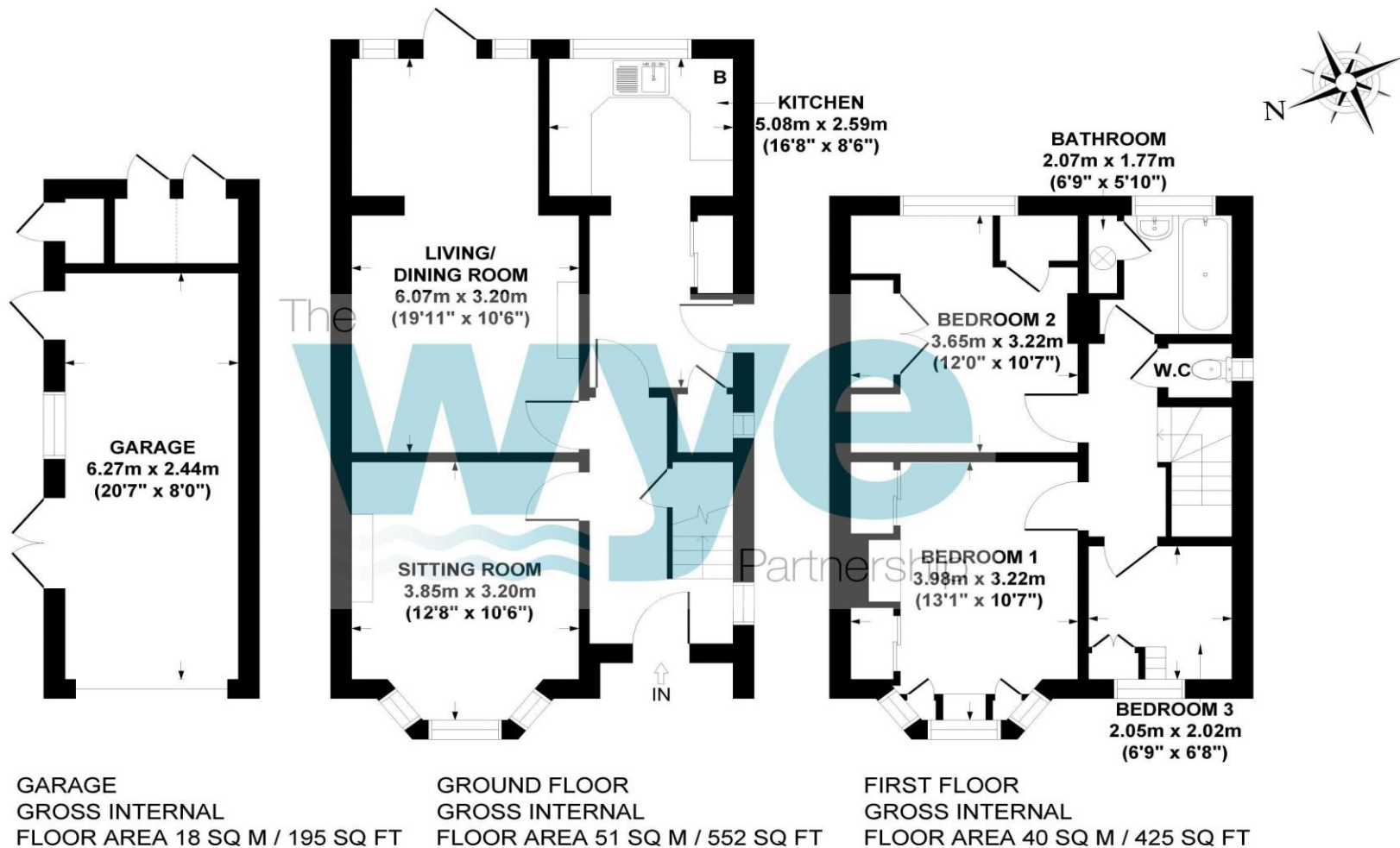
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MORTGAGE

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.





RUSHMOOR AVENUE, HAZLEMERE, HP15 7NT
APPROX. GROSS INTERNAL FLOOR AREA 109 SQ M / 1172 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership