wye Partnership

324 Amersham Road, Hazlemere, HP15 7PU

In Excess of **£575,000**

324 Amersham Road

Hazlemere

- Semi Detached House - Good Size Private Garden
- Driveway Parking For Several Cars - Potential To Extend STPP
- Shaker Style Kitchen - Conservatory
- Four Bedrooms - Family Bathroom And Ensuite To Principal Bedroom
- Lounge - Dining Room
- Gas Central Heating - Double Glazing

Situated in the ever popular village of Hazlemere.... Close to local shops.... Tesco Express, Little Waitrose, pharmacy and other shops 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 and Amersham.... 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)....

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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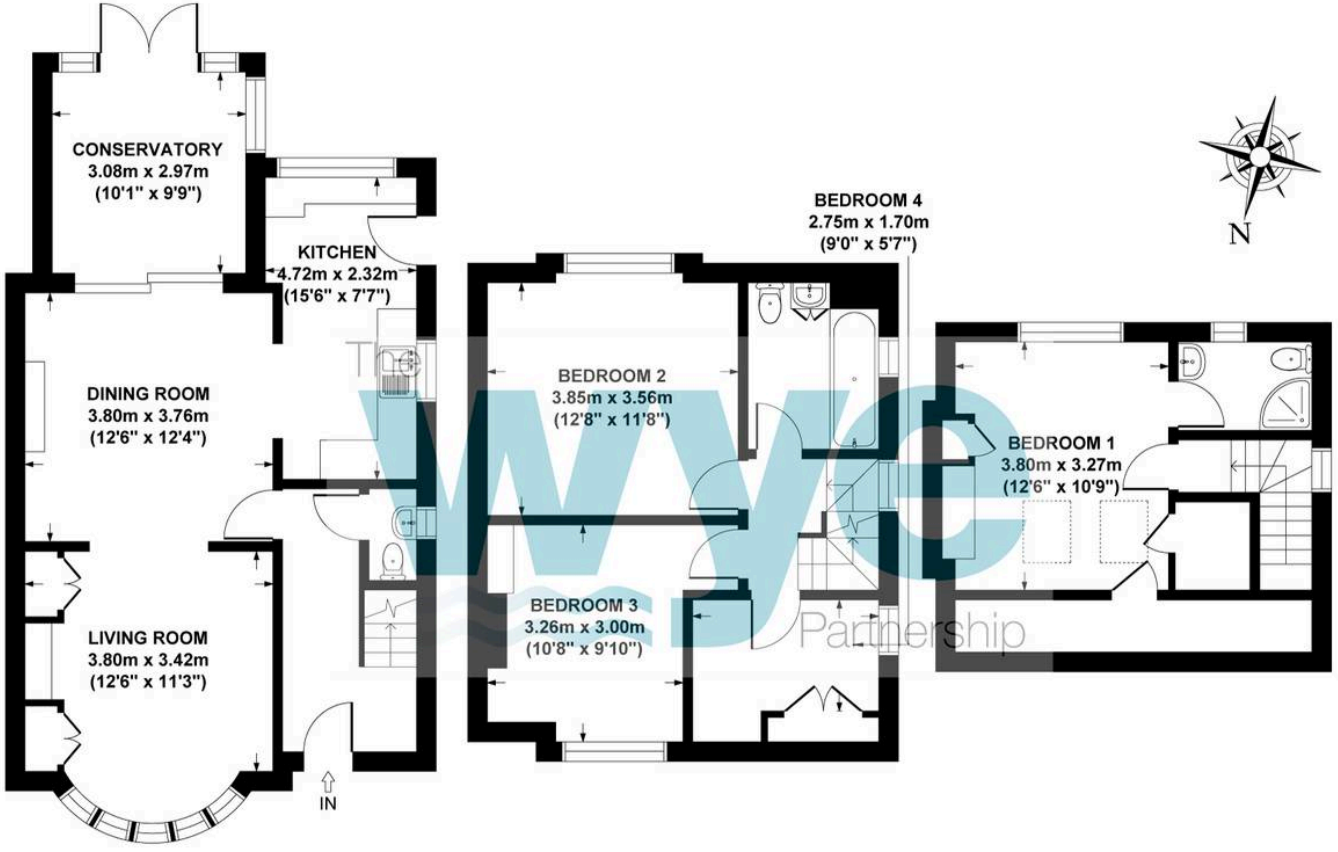
Welcome to this spacious and versatile, four-bedroom, semi-detached house, offering a fantastic opportunity for families or anyone looking for plenty of room to grow and make a home their own. As you step inside, you will find a welcoming lounge that's perfect for relaxing evenings, along with a separate dining room that's ideal for entertaining friends or enjoying family meals. The Shaker style kitchen is both practical and stylish, providing ample storage and workspace, while the conservatory brings in plenty of natural light and offers a flexible space for a playroom or even a home office (depending on your needs). Upstairs, over two floors, you will discover four generously sized bedrooms, including a principal bedroom that benefits from its own ensuite, plus a well-appointed family bathroom that serves the remaining bedrooms. The property features gas central heating and double glazing throughout. There is also the added bonus of driveway parking for several cars, making life that little bit easier whether you have a growing family, regular visitors, or simply need extra space for your vehicles. The property benefits from a good size rear garden with an initial decking area and then mainly laid to lawn with both rear and side access. For those looking to put their own stamp on a property, there's potential to extend (subject to planning permission), giving you the flexibility to adapt the space as your needs change over time. With its practical layout, comfortable living spaces, and scope for future development, this home offers a rare combination of ready-to-move-into comfort and exciting potential. Whether you're looking to upsize, accommodate a busy family lifestyle, or simply enjoy more space to spread out, this property ticks all the boxes and is ready to welcome its next owners.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 60 SQ M / 641 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 42 SQ M / 451 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 21 SQ M / 228 SQ FT

AMERSHAM ROAD, HAZLEMERE, HP15 7PU
APPROX. GROSS INTERNAL FLOOR AREA 123 SQ M / 1320 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership Hazlemere

3 Market Parade, Hazlemere - HP15 7LQ

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.