



# 1 Fernside

## Hazlemere

- Detached, 1960's Built Bungalow, Fine Non Estate Location
- 4 bedrooms (Currently Used As 3), Bathroom and Night Cloakroom
- Large Lounge, Dining Room and Eat-in Kitchen/Breakfast Room
- Gas Radiator Central Heating and Sealed Unit Double Glazing
- Front and Rear Gardens, Private Drive and Larger Than Average Garage

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....

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



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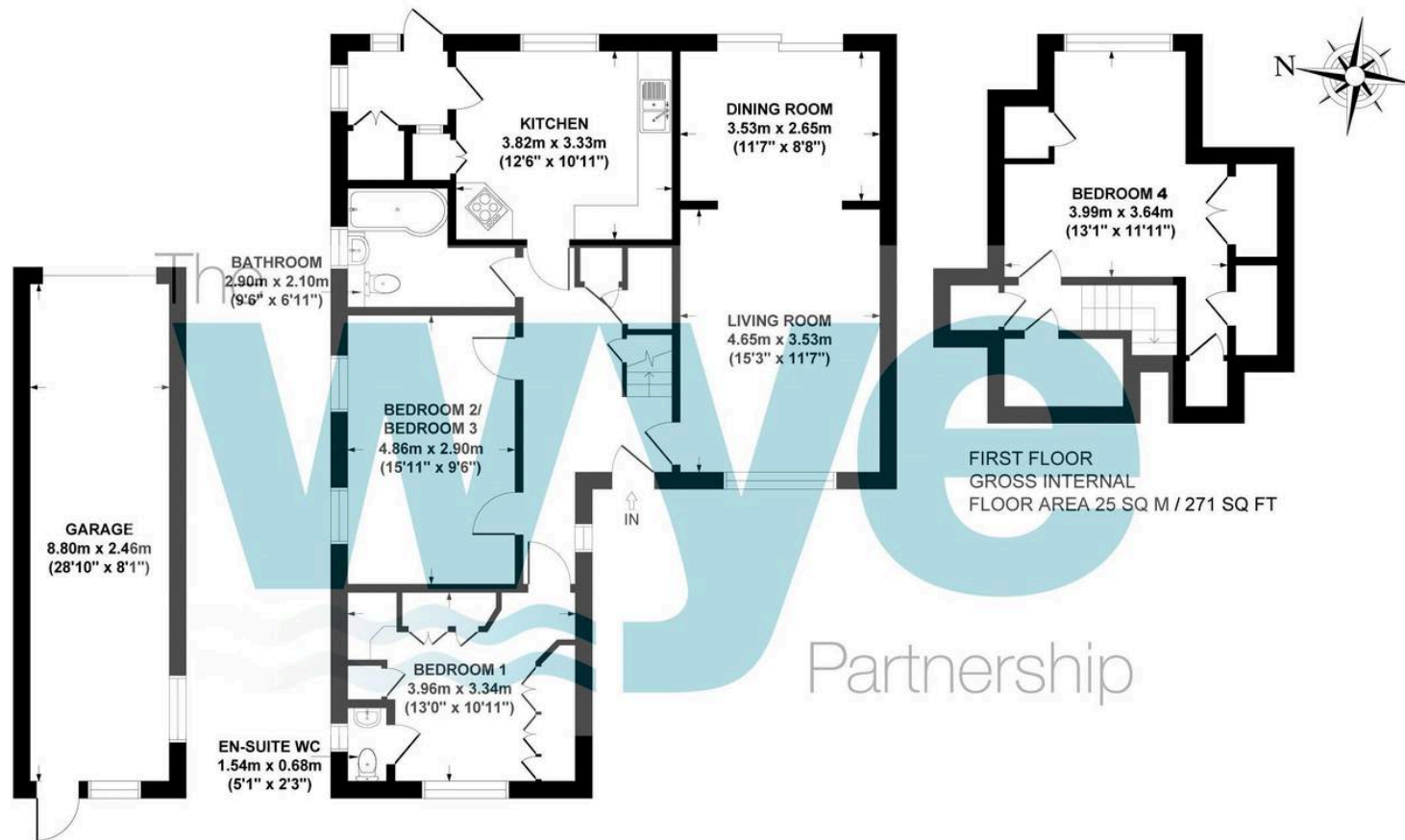
## Hazlemere

### NO UPPER CHAIN

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

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.





GARAGE  
GROSS INTERNAL  
FLOOR AREA 22 SQ M / 233 SQ FT

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 92 SQ M / 993 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 25 SQ M / 271 SQ FT

**FERNSIDE, HAZLEMERE, HP15 7EU**  
**APPROX. GROSS INTERNAL FLOOR AREA 139 SQ M / 1497 SQ FT**  
**(INCLUDING GARAGE)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

# The Wye Partnership Hazlemere

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