



104 Rose Avenue

Hazlemere

- Extended Semi-Detached Home On The Popular Manor Farm Development
- Downstairs Bedroom Or Study
- Private Rear Garden - Driveway - Integral Garage
- Living Room - Kitchen / Diner - Conservatory
- Four Bedrooms - Bathroom And Downstairs Shower Room

Located on the ever popular Manor Farm Development.... Close to local shops which include Tesco Express and a Pharmacy.... Doctors and Dentist within walking distance.... Convenient for good local schools which cater for all ages.... Catchment for the excellent Grammar Schools.... Close to local bus route to both High Wycombe and Beaconsfield.... Three M40 access points are little more than a ten minute drive.... Fast London trains from High Wycombe (3 miles) Beaconsfield (5 miles).... Metropolitan Underground Station in Amersham (5 miles)....

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

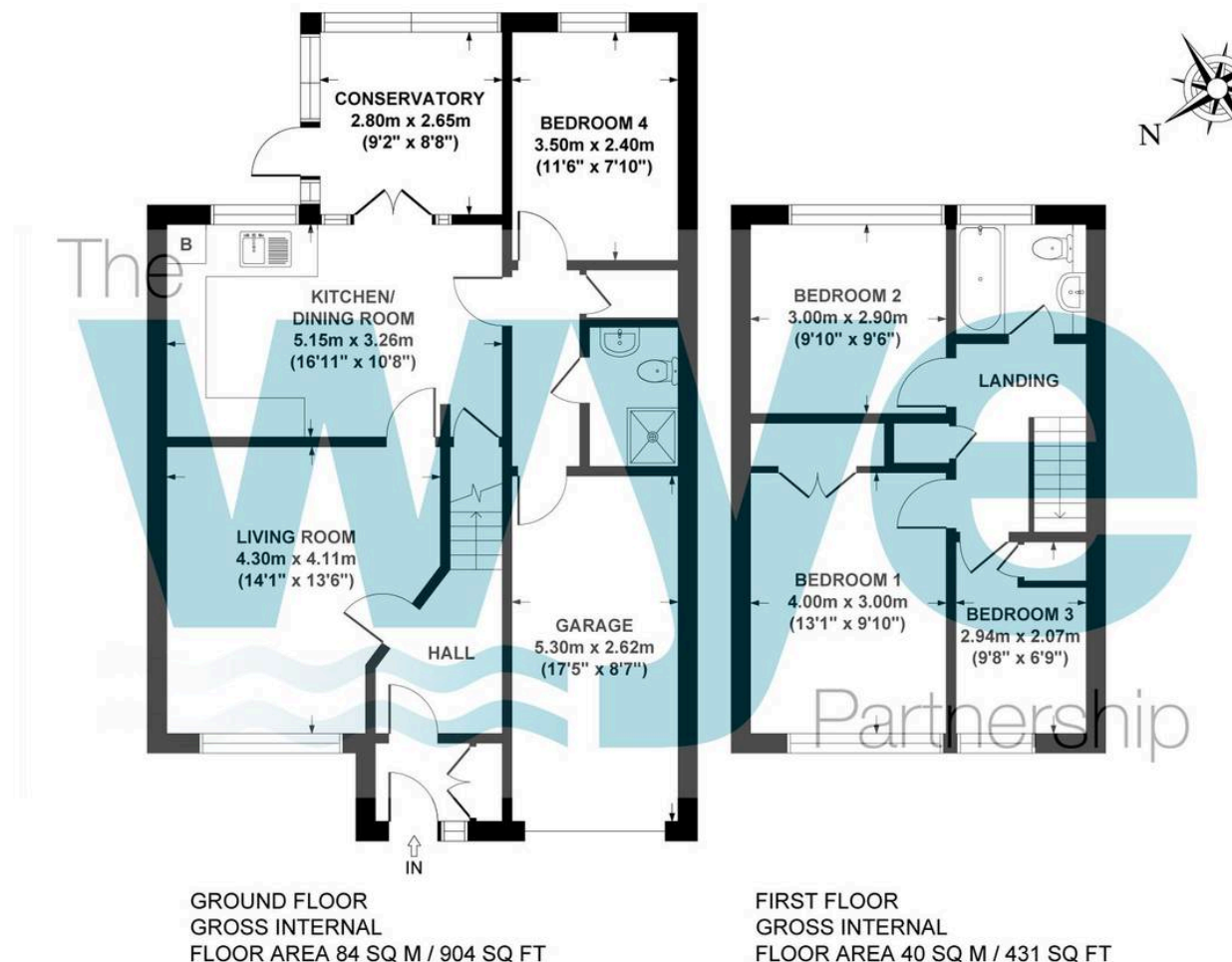


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This four bedroom, semi-detached home is situated on the sought-after Manor Farm development and offers spacious and versatile accommodation. The property has been thoughtfully extended to maximise its living space, featuring a welcoming entrance hall that leads to a generously sized living room, perfect for relaxing or entertaining guests. The kitchen and dining area provide an excellent space for family meals, with ample storage and worktop space, while the adjoining conservatory floods the ground floor with natural light, creating a bright and inviting atmosphere. A downstairs bedroom, which can also serve as a study or home office, adds to the versatility of the layout, making it well suited for those who work from home or require an additional guest room. The ground floor also benefits from a shower room, offering added convenience and the potential for downstairs living, if needed. Upstairs, there are three well-proportioned bedrooms with the main bedroom benefitting from built in storage, and a family bathroom with three piece suite. The exterior **offers** a beautiful private rear garden, a driveway providing off-street parking and an integral garage, offering secure storage or further potential for conversion (subject to the necessary consents). Located within easy reach of local shops, well-regarded schools and excellent transport links. With its flexible layout and prime location, this extended semi-detached property represents a fantastic opportunity for growing families or those looking to upsize within a popular community.





The Wye Partnership Hazlemere

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