



# 36 Hill Avenue

Hazlemere

- Four Bedroom Detached House
- Living Room - Kitchen / Dining Room
- Downstairs Shower Room - Family Bathroom
- Driveway - Private Garden - Garage
- No Onward Chain

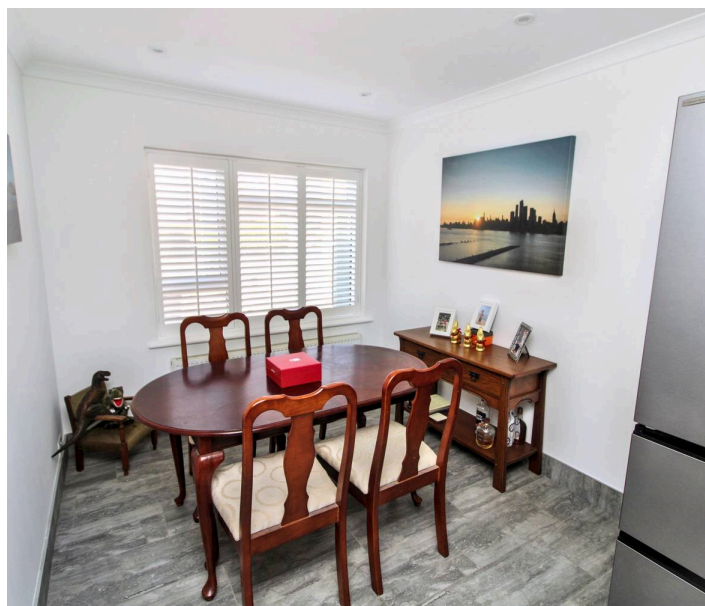
Popular Hazlemere village location.... Good local amenities includes Doctors surgery, Dentist and library.... Nearby Park Parade in Hazlemere - an excellent parade of shops, which include supermarket, pharmacy and coffee shops.... Catchment for good local schools.... Catchment for the excellent Grammar Schools.... Buses close-by to commuter centres of High Wycombe (3 miles) and Great Missenden (4 miles) both with fast London trains.... London Underground Station Metropolitan Line in Amersham (4 miles).... M40 about a 10/15 minute drive.... Chiltern Countryside walks nearby.... Hazlemere Golf Course nearby....

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



## 36 Hill Avenue

Hazlemere, High Wycombe

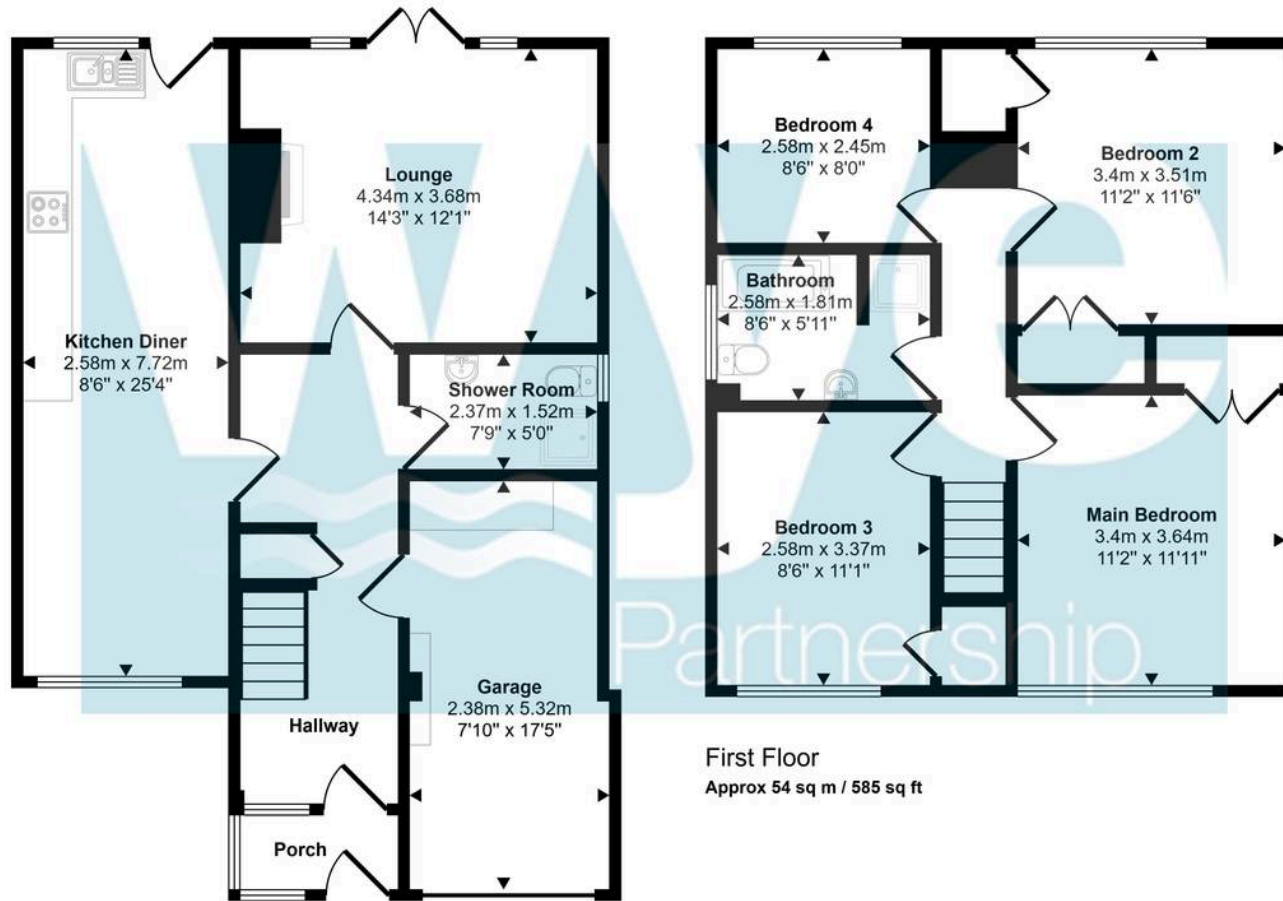
An impressive four double bedroom detached home in a desirable residential location. Coming to the market with no onward chain.

This impressive, four bedroom detached home presents an exceptional opportunity for families seeking a spacious and versatile home in a desirable residential location. The property welcomes you with a generous entrance hall, leading to a bright and airy living room that features large windows and patio doors, allowing natural light to flood the space. Next to the living area is a well-proportioned kitchen diner, fitted with a range of contemporary units, integrated appliances and ample worktop space. The ground floor also features a downstairs shower room and access to the garage. Upstairs, the property offers four double bedrooms, three of which benefit from built in wardrobes / storage cupboards, and a family bathroom with a separate shower and bath.

Additional features include a private garden with gated side access, good size driveway, gas central heating and double glazing. The property is situated within easy reach of reputable local schools, shopping amenities and transport links, making it a convenient choice for commuters and families alike. Coming to the market with no onward chain, early viewing is recommended.



Approx Gross Internal Area  
120 sq m / 1297 sq ft



Ground Floor  
Approx 66 sq m / 711 sq ft

First Floor  
Approx 54 sq m / 585 sq ft

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.

# The Wye Partnership Hazlemere

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