

Estate Agents
Hurst

35 Wellfield, Hazlemere, Bucks, HP15 7TJ

Offers In Excess Of £550,000

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Hurst are pleased to bring to market this extended, five bedroom, semi-detached family home that has been owned by the same family since it was first built. The property offers spacious and versatile accommodation throughout and would also lend itself to a garage conversion (STPP) if the new owner wanted further reception rooms. The property is situated in this popular and desirable location in the heart of the village of Hazlemere and is in the catchment of the excellent first and middle schools and benefits from a level plot whilst also being a short walk of shops, local parks and bus routes. This wonderful home as undergone a vast expansion over the years and now provides an additional reception room to the ground floor and two further bedrooms and w/c to the first floor making for a substantial family home. The accommodation includes; entrance hallway, large lounge/dining room, fitted kitchen, study/family room, family bathroom, five bedrooms and an additional w/c. The property further benefits from; gas central heating, UPVC double glazing, garage, block paved driveway parking for several vehicles and an enclosed and very secluded rear garden which is bordered by established flower and shrub borders and comes with a patio area that is perfect for entertaining. This property really is a superb home, comes with no chain and an early viewing is highly recommended.



- FIVE BEDROOM SEMI-DETACHED HOUSE
- NO ONWARD CHAIN WITH THIS PROPERTY
- DOUBLE STOREY EXTENSION
- BLOCK PAVED DRIVEWAY
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- CENTRAL LOCATION IN THE VILLAGE
- WALKING DISTANCE OF LOCAL SCHOOLS
- INTERNAL VIEWING ADVISED
- GARAGE
- ENCLOSED & PRIVATE GARDEN

















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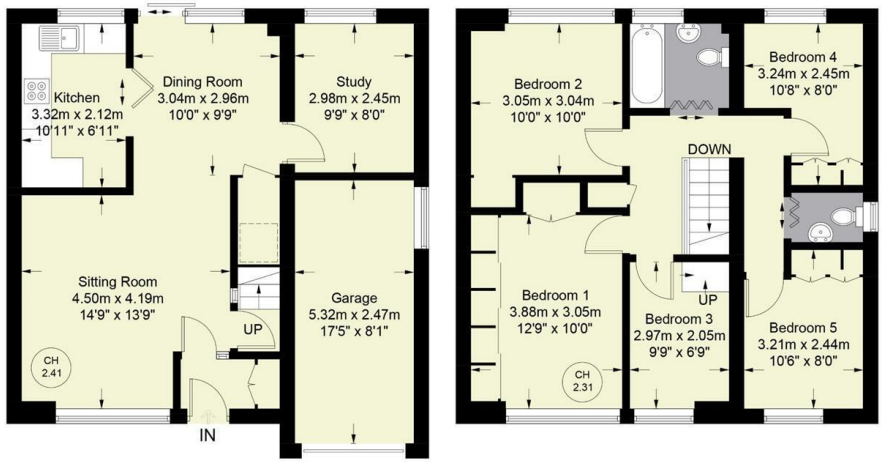




Wellfield

Approximate Gross Internal Area
Ground Floor = 524 sq ft / 48.7 sq m
First Floor = 659 sq ft / 61.2 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1320 sq ft / 122.6 sq m

CH 2.41 = Ceiling Height = Reduced headroom below 1.5m / 5'0



Floor Plan produced for Hursts by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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