



41 Ashfield Way, Hazlemere - HP15 7RL

Guide Price £425,000

 **TIM RUSS**
& Company



- Situated on the ever popular Manor Farm estate walking distance to highly regarded local schools, shops and transport links
- Sitting room / Dining room / Fitted kitchen
- Lovely conservatory addition
- Three bedrooms & family bathroom
- Sunny rear garden and gate to garage block and parking

Hazlemere is conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. Within a short walk is a local parade of shops. Restaurants can be found on Hazlemere Crossroads and at Park Parade there a wider range of amenities. The property is in the catchment area for the sought after Manor Farm schools. Buckinghamshire is renowned for its state and private education. Grammar schools include The Royal Grammar School for boys and Wycombe High School for girls to name but a few. Details will need to be confirmed with the appropriate schools for their catchment areas. For recreation there are two local parks, one opposite and one a short walk to Ashley Drive. Hazlemere and the surrounding area offers a wide variety of leisure and entertainment facilities including Wycombe Swan Theatre, the swimming pool and multi sports center on Marlow Hill in High Wycombe. There are a number of both private and public golf courses in the area and tennis, football and rugby clubs close by.



Situated in the highly sought-after Manor Farm estate, this lovely 3-bedroom mid-terraced house presents an excellent opportunity for those seeking a well-appointed home in a convenient location. Boasting proximity to esteemed local schools, shops, and transport links, this property is perfectly placed for modern living.

Upon entering the property, you are greeted by an inviting entrance hall that sets the tone for the rest of the house. The ground floor features a light and airy sitting room, complete with a feature fireplace, providing a cosy space for relaxation. The dining room offers a spacious area for entertaining guests or enjoying family meals, from the dining room, patio doors lead to the conservatory, providing views to the rear garden. The kitchen is fitted with a range of base and eye level units, complemented by some integrated appliances and a window overlooking the rear garden.

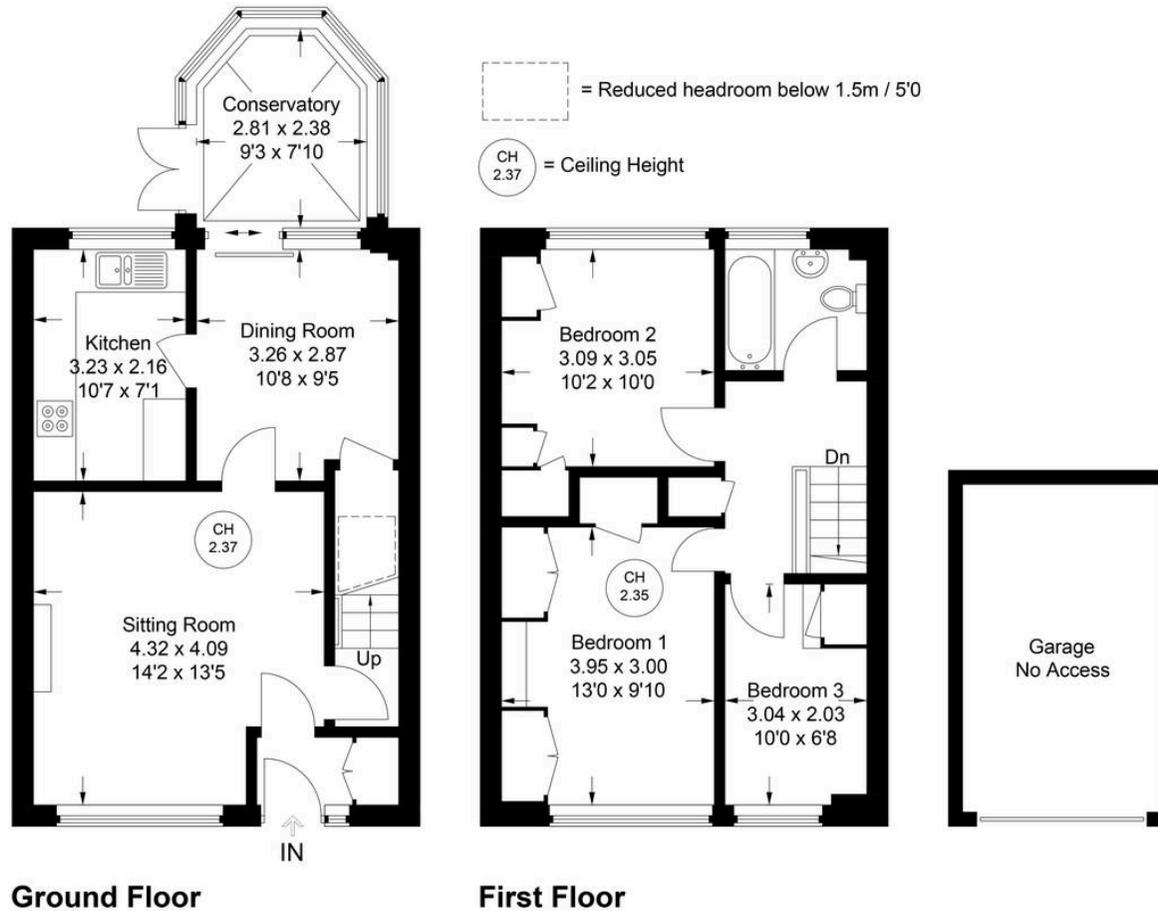
Moving upstairs, the first floor is home to two generously sized double bedrooms, both equipped with fitted wardrobes for ample storage. Additionally, a generous single bedroom, with fitted cupboards, offers versatility for use as a bedroom or home office, completing the accommodation is a family bathroom.

Outside, the property boasts a sunny rear garden, featuring a patio area leading onto lawn. A garden shed offers storage for outdoor essentials, while a rear gate provides access to the garage block and parking facilities, adding convenience to your every-day life.

Council Tax band: D / Tenure: Freehold

EPC Rating: D





Ground Floor

First Floor

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Approximate Gross Internal Area
 Ground Floor = 47.4 sq m / 510 sq ft
 First Floor = 40.2 sq m / 433 sq ft
 Total = 87.6 sq m / 943 sq ft
 (Excluding Garage)

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

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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