



32 Firs Close

Hazlemere

- End Of Terrace Family House - Requires Modernisation
- Driveway Parking - Part Garage/Office - Private Easy Maintenance Garden - Gated Rear Access
- Entrance Hallway - Dual Aspect Living/Dining Room With Log Burner
- Kitchen - Larder (Potential Utility Area)
- Three Bedrooms - Family Bathroom
- Small Conservatory - Gas Central Heating - Double Glazing

Excellent location on the ever popular Manor Farm Development.... Close to local shops.... Excellent local amenities, which include Post Office, doctors, dentist Tesco Express and library, all available in Hazlemere.... Extensive range of shopping facilities in near-by Park Parade which includes a supermarket and coffee shops.... Convenient for popular Manor Farm Schools both a short walk.... Catchment area for an excellent range of Grammar Schools.... Buses pass through the development serving High Wycombe (3 miles) with 25 minute trains to London.... Beaconsfield (4 miles) with a London service.... Amersham Underground Station Metropolitan Line (5 miles).... Three M40 access points within a 15 minute drive.... Countryside easily walkable....

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



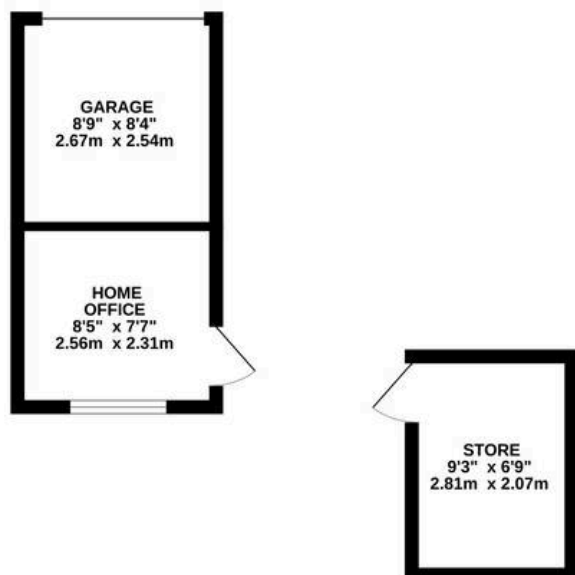
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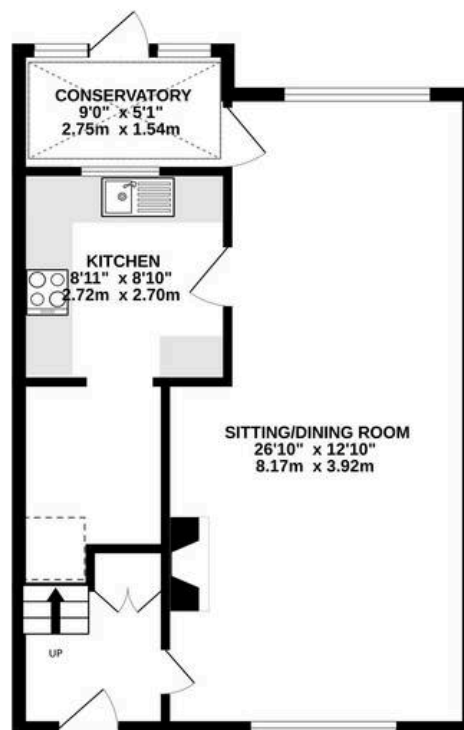
This spacious, end of terrace family house presents an ideal opportunity for buyers seeking a property with potential and requiring modernisation throughout to create a comfortable and contemporary home. Upon entering, you are greeted by the entrance hallway that leads into the large dual aspect living/dining room, which features a charming log burner and ample space for a three piece suite and dining table. The kitchen, situated at the rear of the house and needs updating and includes a larder that could be adapted into a utility area. A small conservatory, accessed from the living/dining room, adds an additional reception area, perfect for use as a quiet reading nook, playroom or store room. Upstairs, the property comprises three well-proportioned bedrooms, plus the family bathroom, which is conveniently located to serve all bedrooms and offers scope for updating to suit personal tastes. Additional features include double glazing and gas central heating, ensuring comfort throughout the year, driveway parking to the rear, as well as a garage, which is currently arranged as a part office, making it ideal for those working from home or in need of extra storage. A garden store provides further practicality, while the property also benefits from gated rear access for added security and convenience. The garden is mainly patio making it easy maintenance with an additional lawned area once through the rear gate. This house represents an excellent opportunity for families or investors looking to add value and personalise a property to their own specification. With its generous room sizes, versatile layout, and desirable location, this home is well suited to those looking in a popular residential area with its good schooling and local amenities.



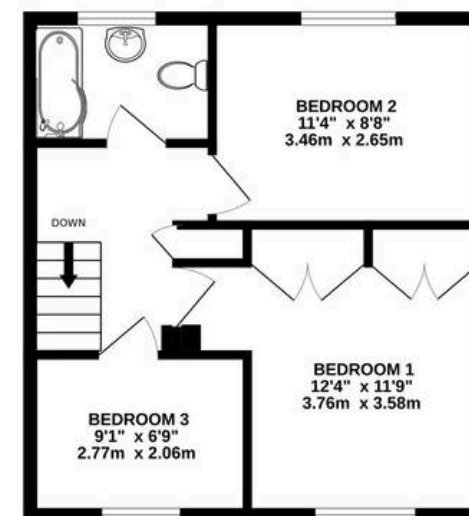
OUTBUILDINGS
198 sq.ft. (18.4 sq.m.) approx.



GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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