



20 Lowfield Way, Hazlemere - HP15 7RR

Fixed Price £450,000

**TR** TIM RUSS  
& Company



- Situated on the popular Manor Farm estate, close to regarded schools, Rose Avenue park, amenities and transport links
- Completely refurbished throughout by the current owners to a high specification offering bright and spacious open plan living to the ground floor

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, The Royal Grammar School & John Hampden Grammar School (for boys), Beaconsfield High School and Wycombe High School (for girls). Buckinghamshire is renowned for its state and private education. 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.

**Council Tax band: D**

**Tenure: Freehold**

**EPC Rating: C**



This beautifully refurbished three-bedroom terraced house is located in the sought-after Manor Farm estate, offering an ideal setting for families and professionals alike. The property is within easy reach of highly regarded Manor Farm schools, Rose Avenue park, a range of local amenities and convenient transport links.

The current owners have renovated the house throughout to a high specification, creating a bright and spacious open plan ground floor that is perfect for modern living. The heart of the home is the impressive living, kitchen and dining area, which features a contemporary kitchen with a central island, integrated appliances and ample space for a separate dining table with huge amounts understairs storage. Sliding patio doors open seamlessly to the garden with an access door leading you to the garage, which is equipped with plumbing for utilities. A downstairs cloakroom adds further practicality. Upstairs, the property offers two generous double bedrooms, each with fitted wardrobes, and a well-proportioned single bedroom. All bedrooms are served by a stylish and modern family bathroom.

Externally, the property benefits from driveway parking providing off-street parking for one vehicle, leading directly to the garage. The south facing rear garden is designed for low maintenance and relaxation, featuring a paved patio area that is perfect for outdoor entertaining or al fresco dining. Beyond the patio, the garden is laid to lawn, offering a safe and enclosed space for children to play or for keen gardeners to enjoy.

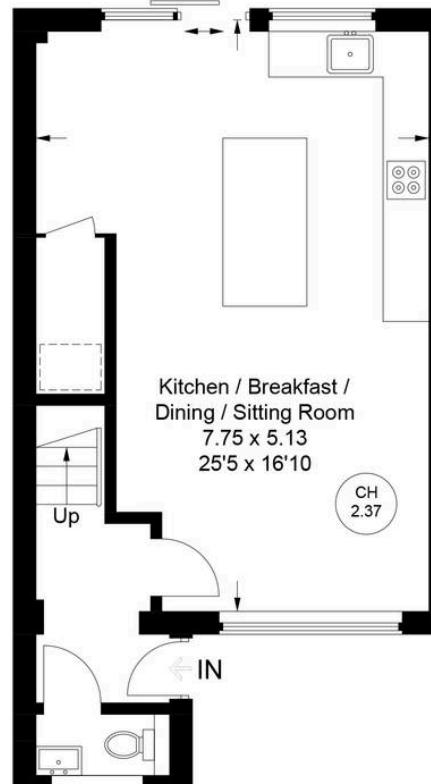




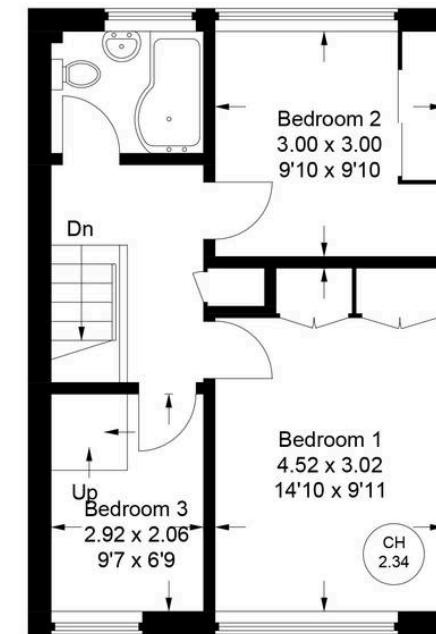
= Reduced headroom below 1.5m / 5'0'



= Ceiling Height  
CH  
2.37



Ground Floor



First Floor

## 20 Lowfield Way, HP15 7RR

Approximate Gross Internal Area

Ground Floor = 43.3 sq m / 466 sq ft

First Floor = 39.1 sq m / 421 sq ft

Garage = 14.0 sq m / 151 sq ft

Total = 96.4 sq m / 1038 sq ft

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.



# Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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