



29a Sawpit Hill

Hazlemere

- Extended Link Detached Family Home - Ample Driveway Parking
- Lounge And Kitchen/Breakfast Room With Underfloor heating - Cloakroom - Utility Room
- Five Bedrooms - Three Doubles on First Floor - Bedroom Four/Study - Bedroom Five/Dining Room
- Family Bathroom - Ensuite Shower Room To The Principal Bedroom
- 100ft Back Garden With Store Room

To the Holmer Green side of the village.... 3 minutes walk from the Park Parade with excellent shopping facilities which include a supermarket, pharmacy and coffee shops etc.... 5 minute walk to Holmer Green village centre.... Catchment area for good Infant, Junior and Secondary Schools.... Catchment for the excellent Grammar Schools including Dr Challoner's, Royal Grammar School, John Hampden, Wycombe High School and Beaconsfield High School, ... Buses to High Wycombe (2 miles) and Amersham (5 miles).... 25 minute London trains from the former, 37 minute London trains from the latter plus also a London service from Beaconsfield (5 miles).... Three M40 accesses 10/15 minutes.... Contrastingly, open countryside a few minutes walk away....

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



29a Sawpit Hill

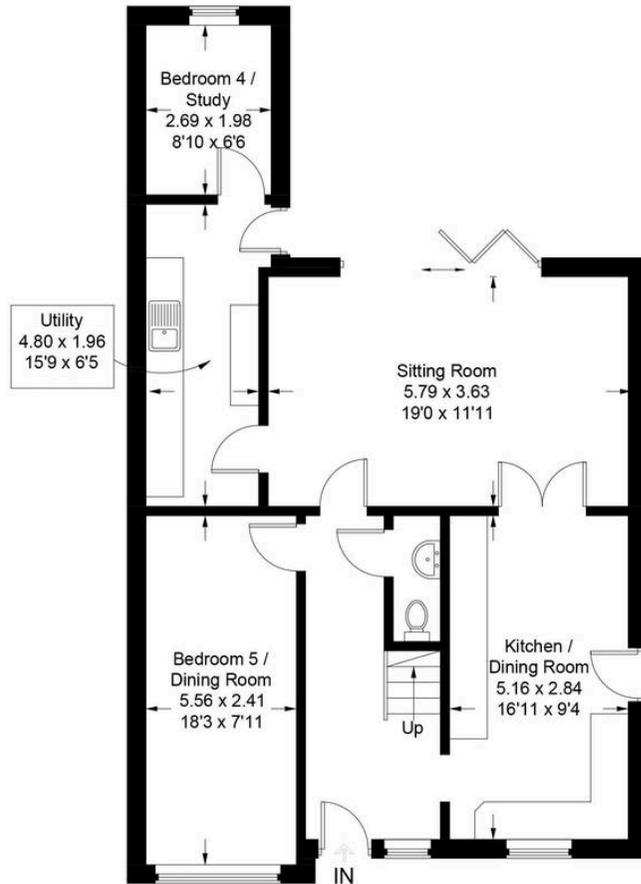
Hazlemere

A wonderful, link-detached house, located in the popular village of Hazlemere with ample driveway parking and 100ft garden.

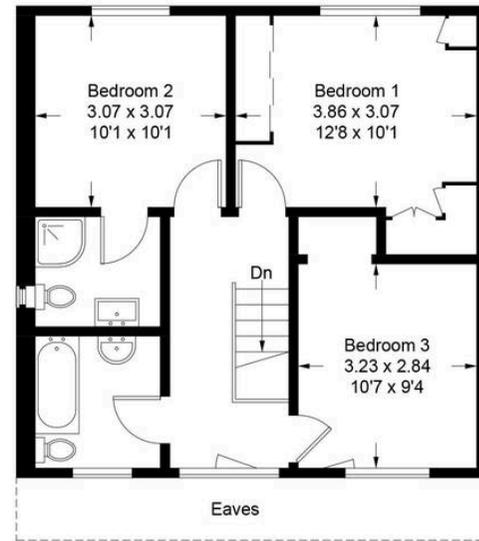
A spacious and extended link-detached, family house with a large amount of accommodation, set over two floors. To the front of the property is a large driveway with ample parking for several cars and there is an initial storm porch ahead of the front door. Once inside, there is a good size hallway, which leads to the majority of the ground floor. The kitchen has underfloor heating and has been refitted with wall and base units and there is ample space for a dining table and chairs. The living room also benefits from underfloor heating and has bi-fold doors leading the private garden; there is a separate utility room and cloakroom. There are two more reception rooms, which could be used as fourth/fifth bedrooms or a study/dining room/children's playroom. Upstairs, are three good size bedrooms, a family bathroom, ensuite shower room and a light filled landing. Outside to the rear, is a large garden stretching about 100ft, which is mainly laid to lawn with a brick built store room and side access. Overall, this is a large property with spacious and versatile accommodation and benefits from gas central heating and double glazing.



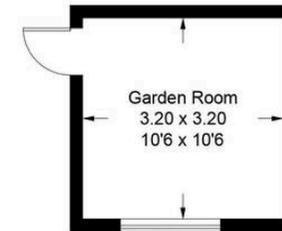
Approximate Gross Internal Area
 Ground Floor = 78.7 sq m / 847 sq ft
 First Floor = 50.8 sq m / 547 sq ft
 Garden Room = 10.2 sq m / 110 sq ft
 Total = 139.7 sq m / 1,504 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Wye Residential

The Wye Partnership Hazlemere

3 Market Parade, Hazlemere - HP15 7LQ

01494 711284 • hazlemere@wyeres.co.uk • www.wyeres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

