



71 Wellfield, Hazlemere, HP15 7TL

In Excess of £500,000

71 Wellfield

Hazlemere

- Modernised Semi Detached House - Driveway Parking
- Open Plan Kitchen With Breakfast Bar - Dining Room/Study/Kids Playroom
- Lovely Private Garden Newly Landscaped With Gated Side Access
- Utility Room - Cloakroom - Three Bedrooms
- Living Room With Bifold Doors Garden
- 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 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 (2.5 miles) with 25 minute trains to London.... Beaconsfield (4 miles) with a London service.... Amersham Underground Station Metropolitan Line (5 miles) with a 37 Minute service.... Three M40 access points within a 15 minute drive.... Countryside easily walkable....

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



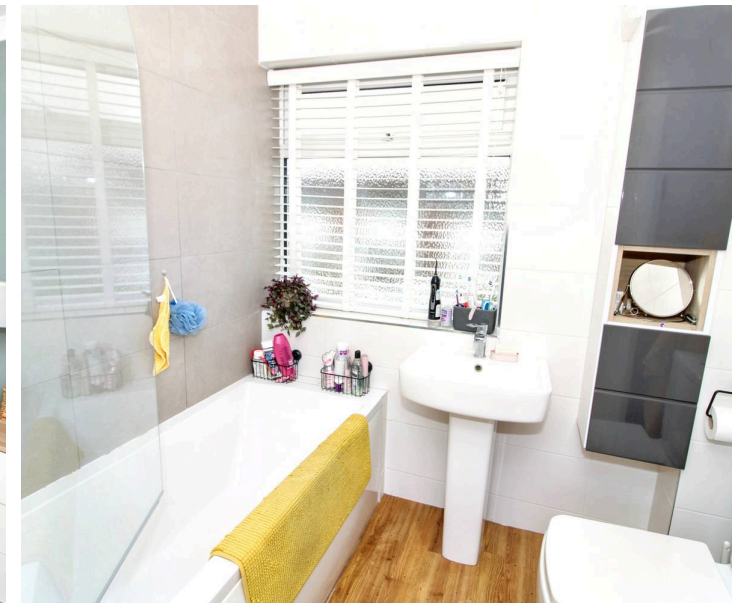
71 Wellfield

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A lovely, semi-detached house situated on the ever popular Manor Farm Development, which has been updated by the current owners and benefits from driveway parking.

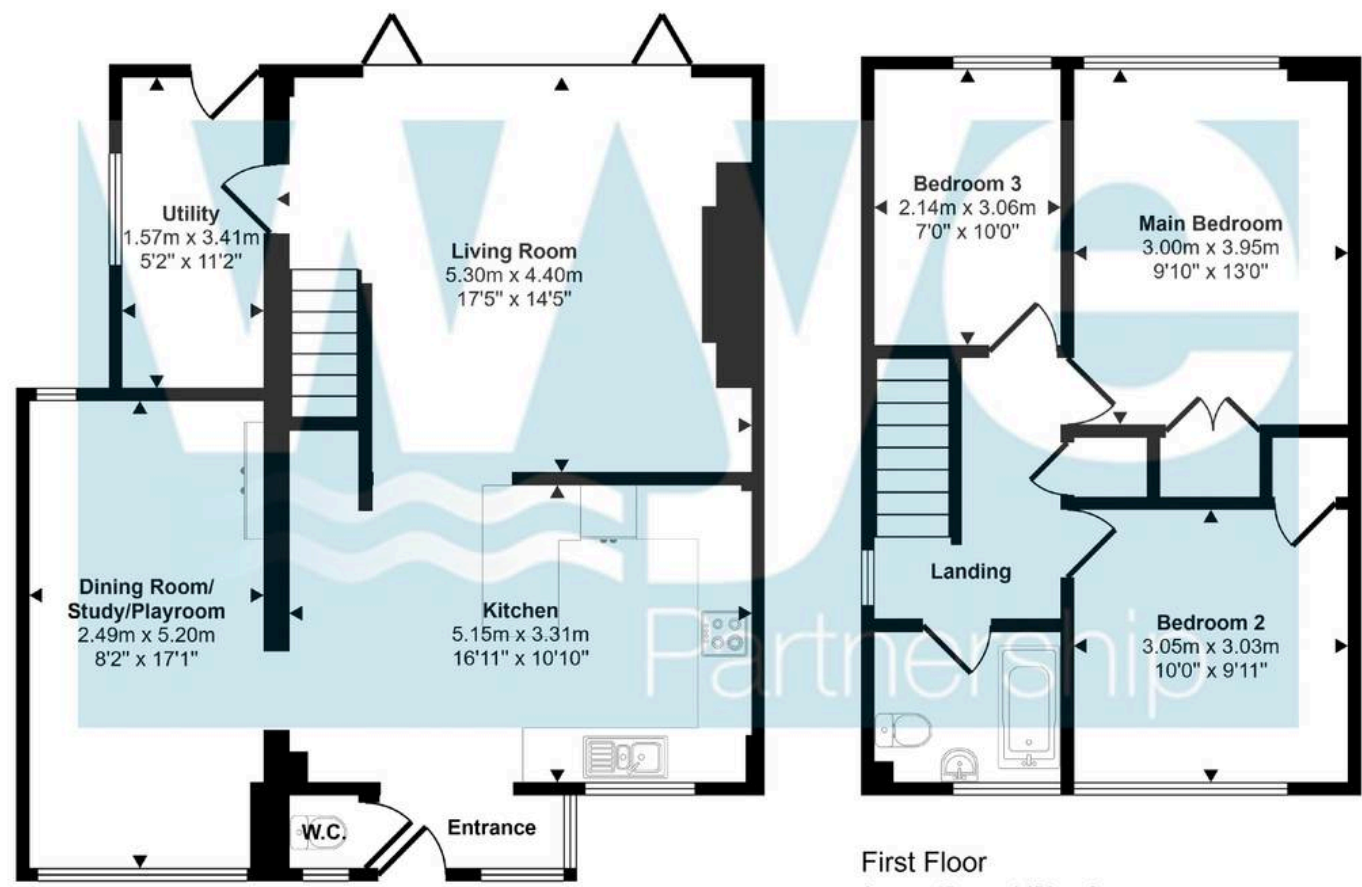
This Manor Farm house has been tastefully modernised throughout, to form a modern family home on a quiet and sought after road. On entering the hall, it opens into an open plan kitchen fitted with gloss wall and base units, breakfast bar and integrated appliances. There is a good size living room with feature electric fire and bi-fold doors leading to the garden. The garage has been converted into a dining room but this could also be used as a home office, children's playroom or even a 4th bedroom, and the downstairs is completed with a cloakroom, separate utility room and a small study area. Upstairs, the landing has a window that supplies natural light and there are three bedrooms, plus a modern family bathroom, which is fitted with a three piece suite consisting of a low level W.C., wash hand basin and bath with shower over.

Outside, to the front, is driveway parking and to the rear is a lovely private garden, which has recently been landscaped and is laid to lawn with patio, BBQ area and gated side access. Other benefits include double glazing and gas central heating.





Approx Gross Internal Area
107 sq m / 1154 sq ft



Ground Floor
Approx 65 sq m / 703 sq ft

First Floor
Approx 42 sq m / 451 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The Wye Partnership Hazlemere

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