



8 Grange View, Hazlemere - HP15 7HQ  
£600,000





- Situated a stones throw from Hazlemere crossroads with all its amenities, transport links and regarded schools
- Situated at the beginning of a no through road is this contemporary, detached, four bedroom family home

Walking distance to Hazlemere Recreation Ground and conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. The property has the advantage of being on the local bus route to High Wycombe & Amersham town centres. Within a level walk of the property there are two local public houses, modern tennis club at the recreational ground close by with lovely countryside walks beyond. Local shopping facilities and restaurants can be found at Hazlemere Crossroads and Cosy Corner which is under a mile away. This includes convenient Tesco Express, mini-Waitrose, doctors, dentist and public library, hairdressers, and chemist.

**Council Tax band: E**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**





This impressive four bedroom detached family home is perfectly positioned at the beginning of a peaceful, no through road, just moments from the vibrant Hazlemere crossroads with its excellent selection of amenities, transport links and highly regarded schools.

Upon entering, you are greeted by a spacious and welcoming entrance hall featuring a convenient downstairs WC and useful space for understairs storage, setting the tone for the generous proportions found throughout. The heart of the home is the stunning kitchen, dining and family room, which is bathed in natural light from a fantastic glass extension and offers ample space for cooking, entertaining and relaxing, with patio doors seamlessly connecting to the deck area. Adjacent to this, the sitting room provides a comfortable retreat and also enjoys direct access to the deck, creating a versatile living environment for families and guests alike.

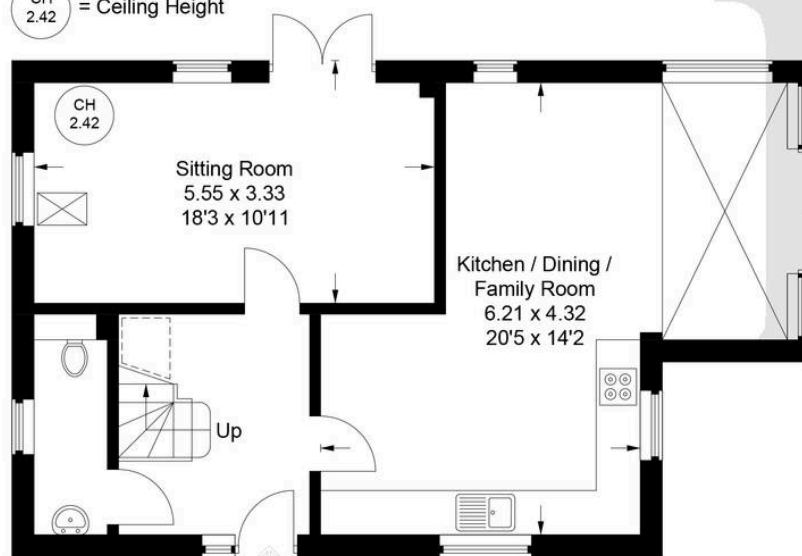
The first floor accommodates three well presented bedrooms, all served by a modern family bathroom that has been thoughtfully designed for both style and practicality. Rising to the second floor, the principal suite is a true sanctuary, flooded with natural light from two Velux windows, offering built in cupboards for plentiful storage and benefitting from a contemporary ensuite shower room.

The tree lined rear garden offers a decking area on two sides with summerhouse, enclosed by timber fencing and side gate to driveway with space for two cars.

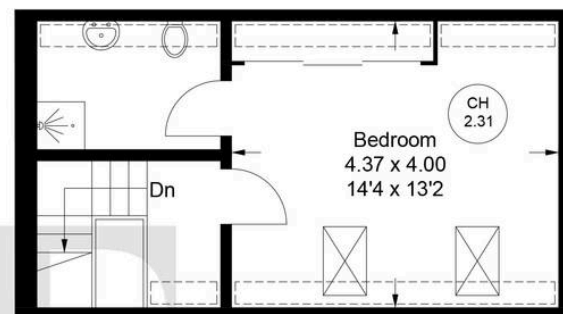


 = Reduced headroom below 1.5m / 5'0

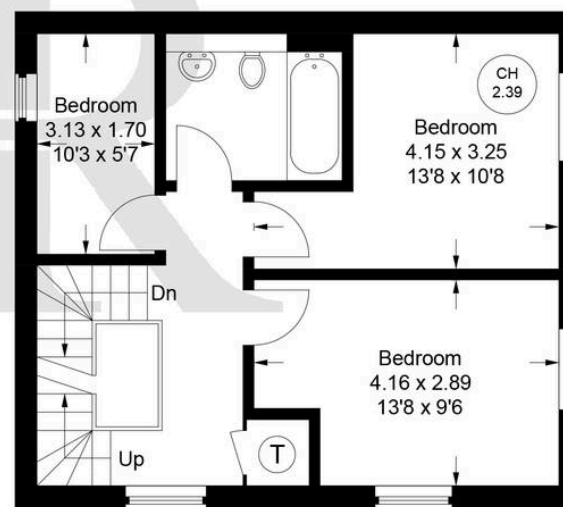
CH 2.42 = Ceiling Height



**Ground Floor**



**Second Floor**



**First Floor**

## 8 Grange View, HP15 7HQ

Approximate Gross Internal Area

Ground Floor = 58.3 sq m / 627 sq ft

First Floor = 43.7 sq m / 470 sq ft

Second Floor = 27.7 sq m / 298 sq ft

Total = 129.7 sq m / 1395 sq ft

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

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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