



23 Hawthorn Crescent, Hazlemere, HP15 7PL

£550,000

23 Hawthorn Crescent

Hazlemere

- Three Bedroom Detached Bungalow On Popular Road
- Large Entrance Hall & Larger 'L' Shaped Lounge/Dining Room
- Attractive Fitted Kitchen - Recently Refitted Shower/Wet Room
- Three Good Bedrooms With The Main Enjoying Patio Doors To The Rear Garden
- Driveway & Larger Than Average/Extended Garage With Electric door
- Private Enclosed Gardens With 2 Courtyard Areas. No Upper Chain!

Part of ever popular Manor Farm development... Sought after road... Local Co-op convenience store a short level walk... Local amenities include doctors and dental surgery and library... Local shops at Hazlemere Crossroads include a pharmacy, Tesco Express and Little Waitrose.... Extensive range of shops in near-by Park Parade, which include a supermarket and coffee shops... Catchment area for good schools that cater for children of all ages... Catchment for the excellent Grammar Schools... Buses pass nearby serving High Wycombe (2.5 miles) with 25 minutes train to London... London trains also from Beaconsfield (4 miles) and Amersham (5 miles)... Three M40 access points within 10/15 minute drive... Countryside surrounds the local villages....

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

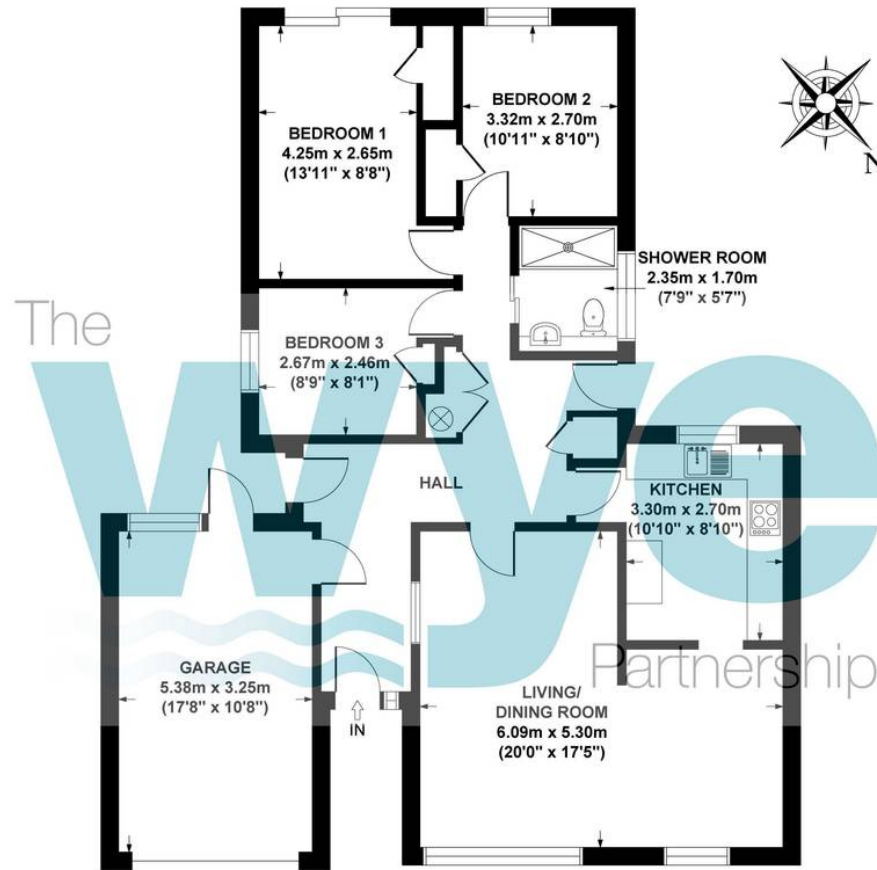


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A delightful and deceptively spacious detached bungalow, offers a superb opportunity for those seeking a spacious and versatile home, set in a desirable residential location, on the ever popular Manor Farm Development. The bungalow welcomes you with a bright and inviting entrance hall and inner hall with access to all the rooms, plus access to two courtyard areas and a door to the large garage, which has an electric door. The rest of the accommodation comprises of a large 20' x 17'5 'L' shaped lounge/dining room, which is bright and inviting, and is ideal for both relaxing and entertaining. There is also a well fitted kitchen, three bedrooms located to the rear of the property with the main room enjoying patio doors that lead to the private, enclosed gardens and a recently fitted wet room. The bungalow features gas fired radiator central heating and sealed unit double glazing, ensuring year-round comfort and energy efficiency. To the outside of the property there is a driveway providing off road parking and the garden is enclosed, private and south-west facing with gated side access. Located within easy reach of local amenities, reputable schools and transport links, this is a rare opportunity to acquire a comfortable and practical home, in this lovely village setting. No Upper Chain!





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 109 SQ M / 1168 SQ FT

HAWTHORN CRESCENT, HAZLEMERE, HP15 7PL
APPROX. GROSS INTERNAL FLOOR AREA 109 SQ M / 1168 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership Hazlemere

3 Market Parade, Hazlemere – HP15 7LQ

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

