

wye Partnership

62 Columbine Road, Widmer End, HP15 6BP

£419,950

62 Columbine Road

Widmer End

- End Terrace House - Private Garden With Gated Side Access
- Block Paved Driveway Parking - Single Garage (which needs attention) With New Door
- Two Double Bedrooms - Modern Family Bathroom
- Living/Dining Room - Modern Open Plan Kitchen/Breakfast
- Gas Central Heating - New Double Glazing - New Front Door
- Large Loft - Potential To Extend STPP - New Carpets

Neighbouring the Chiltern countryside.... Catchment for the sought after Widmer End School.... Catchment for the excellent Grammar Schools.... On the bus route to High Wycombe (3miles).... Great Missenden (5miles).... Fast London trains from both towns plus Amersham Underground Station Metropolitan Line (5miles) and Beaconsfield (6 miles).... Parade of local shops are a two minute walk away.... Doctors, dentist, post office, library, supermarket, hairdresser, coffee shops and a wide range of other facilities in nearby Hazlemere.... M40 junction 10/15 minutes drive away....

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C







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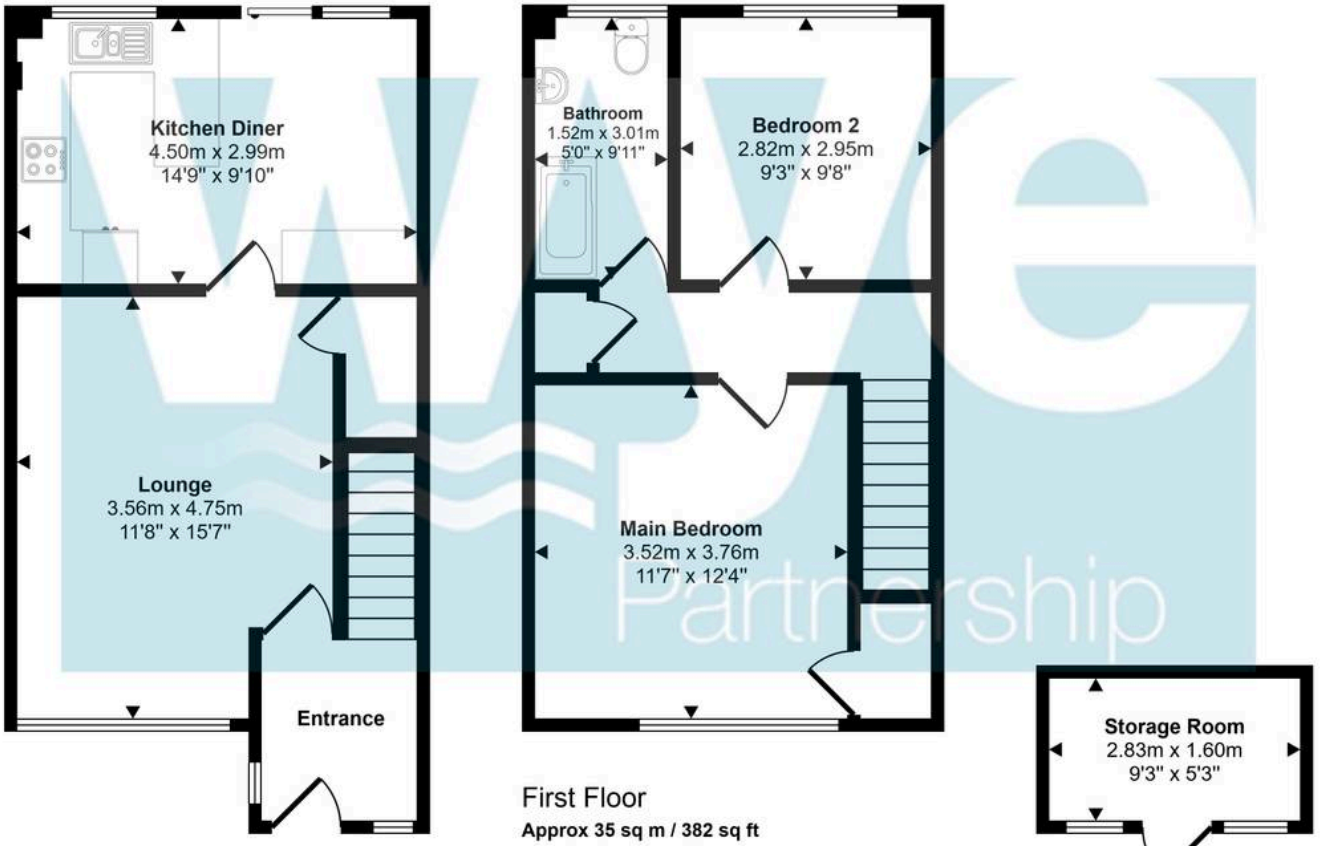
Welcome to this inviting, two bedroom, end of terrace house, perfect for those seeking a comfortable and modern home. As you arrive, you'll appreciate the convenience of a block paved driveway offering ample space for your car. Step inside through the new front door into a spacious entrance hall, which leads through to the living/dining room, where you will immediately notice the fresh new carpets. The open plan kitchen and breakfast room is a real highlight, featuring modern fittings, white shaker style units and plenty of room for a table, plus a patio door that brings in lots of natural light. The new carpets continue up the stairs and into the two bedrooms, which are generous doubles, and there is a modern, family bathroom, which is part tiled and fitted with a three piece suite comprising a low level W.C., wash hand basin and bath with shower over giving a contemporary look. The property is kept cosy and efficient thanks to gas central heating and new double glazing throughout and there is a single garage (which needs attention) with a new door. The private garden is mainly laid to lawn with an initial patio, gated side access and for those who work out or need extra storage, the modern shed (currently used as a gym) is a fantastic bonus. The large loft provides even more space, and the property has potential to extend (subject to planning permission) if you need additional space in the future. This home is move-in ready, making it a great choice whether you're a first time buyer or downsizer. Don't miss the chance to make this house your new family home and enjoy all the benefits of a well maintained, stylish, and practical house.







Approx Gross Internal Area
78 sq m / 835 sq ft



Ground Floor
Approx 38 sq m / 404 sq ft

First Floor
Approx 35 sq m / 382 sq ft

Storage Room
Approx 5 sq m / 49 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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