

16 Hill Avenue, Hazlemere, Buckinghamshire, HP15 7JU

Wonderful, spacious, detached family home - must be viewed to appreciate the fabulous proportions!

Built Approximately 50 Years Ago | Substantial Family Home | For Sale For The First Time | Excellent Presentation Throughout | Gas Radiator Central Heating | Sealed Unit Double Glazing | Large Entrance Vestibule | Reception Hall | 'L' Shaped Living Room With Fitted Bar and Bi-Folds | Dining Room | Refitted Kitchen/Breakfast Room | Utility Room | Cloakroom | Huge Landing | Main Bedroom With Ensuite | Three Further Exceptionally Large Bedrooms | Family Bathroom | Gardens | In - Out Driveway | Double garage | No Onward Chain |

A Beautifully Proportioned, Detached Family Home - First Time on the Market Since New - No Upper Chain. This superb, four-bedroom, detached house has been cherished by the same family since it was built 50 years ago, and is now offered to the market for the very first time. Immaculately presented throughout, the property enjoys exceptional proportions and a versatile layout, ideal for modern family living. Accommodation includes a welcoming entrance vestibule leading to a generous central hallway, a spacious L-shaped living room with a feature bar area and bi-fold doors opening to the rear garden, a separate formal dining room and a high-quality refitted kitchen. There is also a useful utility room and a guest cloakroom on the ground floor. Upstairs, a large landing gives access to four double bedrooms, including a principal bedroom with an en-suite shower room and a spacious family bathroom. Outside, the property benefits from a sweeping in-and-out driveway, which provides access to a double, integral garage. The rear garden offers a private retreat with a generous patio, well-tended lawn, mature trees and shrubs. Further features include gas-fired radiator central heating and sealed unit double glazing. A rare opportunity to acquire a substantial and much-loved home in a sought-after location - a viewing is highly recommended.

Price... £725,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc-uk.com		



LOCATION

Quiet road in the heart of Hazlemere village....
5/10 minute walk to Hazlemere Crossroads with shops, Doctor, Dentist and library.... Park Parade only a 3 minute walk away with more extensive shopping plus Doctor, pharmacy, supermarket, coffee shops etc.... Catchment for good Infant and Junior School.... Senior Schools at Hazlemere and Holmer Green.... Catchment for the excellent Grammar Schools.... Buses pass the end of road serving High Wycombe (2 miles) and Amersham (4 miles).... 25 minute London trains from the former, 37 minute service from the latter and also trains from Beaconsfield (5 miles).... Three M40 access points within 10/15 minute drive....

DIRECTIONS

From the Hazlemere office of Wye Residential leave the Crossroads along the Holmer Green and take the second turning right into Eastern Dene. Turn immediately left into Hill Avenue and follow the road around, where the property will be found a short distance along on the right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

D

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 115 SQ M / 1242 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 99 SQ M / 1062 SQ FT

HILL AVE, HAZLEMERE, HP15 7JU

APPROX. GROSS INTERNAL FLOOR AREA 214 SQ M / 2304 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

