



9 Larkspur Way

Widmer End

- Three Bedroom Semi-Detached Home
- Popular Location In Widmer End
- Spacious Living / Dining Room - Kitchen
- Bathroom With Separate W.C
- Large Plot - No Onward Chain
- Garage And Driveway

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 available in nearby Hazlemere.... M40 junction 10/15 minutes drive away....

Council Tax band: D

Tenure: Freehold - The property is subject to a Deed Of Covenant with a maintenance fee of £199 per annum and is due the 1st July each year.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



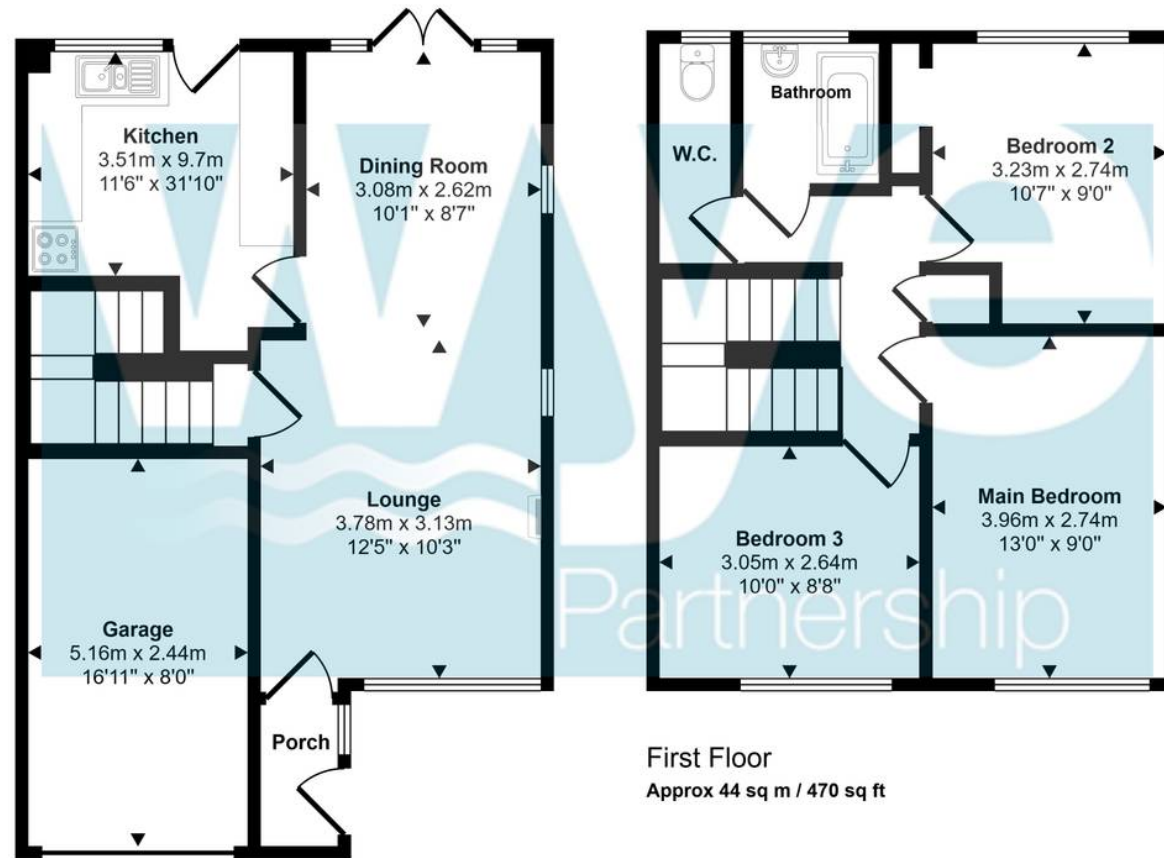
9 Larkspur Way

Widmer End

This spacious, three-bedroom, semi-detached home is situated in the highly sought-after area of Widmer End and offers a fantastic opportunity for families and professionals alike. The property welcomes you with an entrance hall, leading into a generous living and dining room that benefits from ample natural light and provides a versatile space for relaxation or entertaining guests. The good size kitchen is thoughtfully laid out, offering plenty of worktop and storage space. Both the kitchen and dining room feature doors that open directly onto the wraparound garden, creating a seamless connection between the indoor and outdoor living spaces. Upstairs, there are three well-proportioned bedrooms, each providing comfortable accommodation and flexible options for use as bedrooms, a home office, or a nursery. The bathroom is modern and practical, featuring a separate W.C for added convenience. Additional benefits include a garage, which offers excellent storage or secure parking, and the property is set on a substantial plot, providing potential for further enhancement (subject to planning permissions). Located in a popular residential area, the property is within easy reach of local amenities, reputable schools, and transport links, making it an ideal choice for those seeking a blend of comfort, convenience, and community. Offered with no onward chain.



Approx Gross Internal Area
90 sq m / 969 sq ft



Ground Floor
Approx 46 sq m / 499 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

3 Market Parade, Hazlemere - HP15 7LQ

01494 711284 • hazlemere@wyeres.co.uk • www.wyeres.co.uk/

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.

