



3 Rose Avenue

Hazlemere

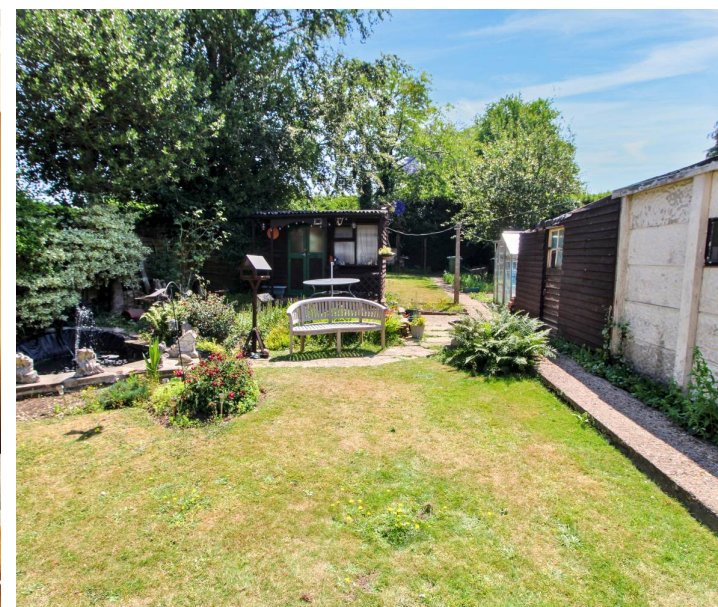
- Semi Detached House – Modernisation Required – Potential to Extend STPP
- Lovely Private Garden – Driveway Parking – Carport – Garage
- Three Bedrooms – Bathroom
- Living Room – Dining Room
- Kitchen Overlooking The Garden
- Sought After Location In Hazlemere Bordering Tylers Green – No Onward Chain

Superb non-estate location lying to the Tylers Green/Penn side of the village.... Extremely convenient for local amenities, local Co-op convenience shop and Post Office literally 1 minute level walk.... Doctors, dentist and library close-by.... Extensive range of shopping facilities at Hazlemere Cross Roads and Park Parade.... Good local schools catering for children of all ages.... Catchment area for the excellent Grammar schools.... Bus service nearby serving High Wycombe and Beaconsfield.... Train station in High Wycombe (3 miles) with fast 25 minute London trains.... Amersham Metropolitan Line Underground station (5 miles).... Three M40 access points are within a 10/15 minute drive....

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F



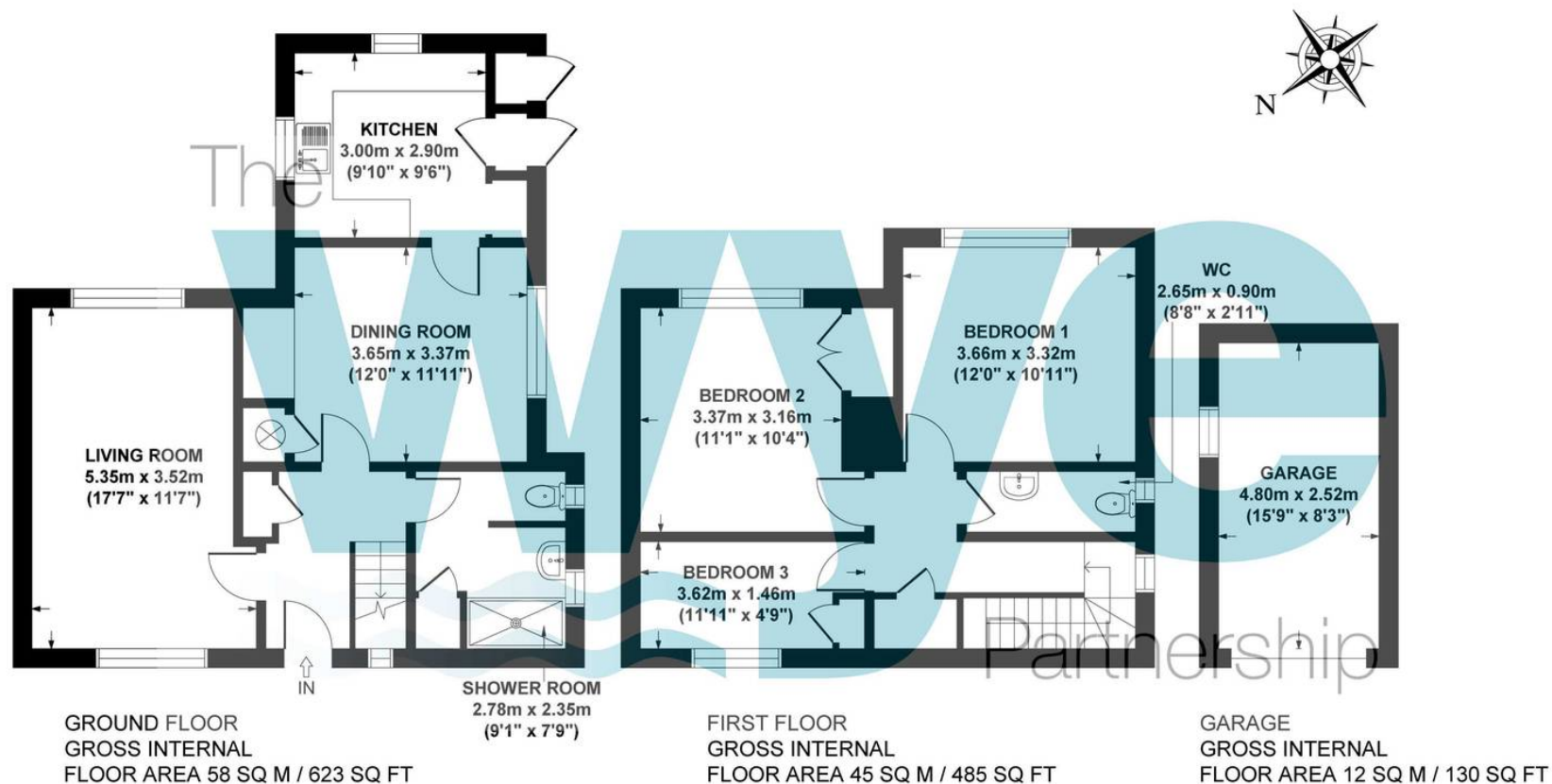
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Three bedroom, semi detached house on Hazlemere and Tylers Green border with driveway, garage and potential to extend (STPP). No onward chain.

Presenting this three bedroom, semi detached house, ideally situated in a sought after location on the Hazlemere and Tylers Green border, offering an excellent opportunity for those seeking a property with potential to modernise and extend (subject to planning permission). The accommodation comprises a spacious living room, a separate dining room, and a kitchen that overlooks the garden, providing a pleasant outlook and scope for future improvement. The bathroom has been updated and comprises a low level W.C., wash hand basin and shower cubicle. Upstairs, you will find three comfortable size bedrooms, as well as a separate W.C. The property benefits from driveway parking for multiple cars, a carport, and a garage, ensuring convenience for homeowners and visitors alike. The garden is private and a really good size, which is mainly laid to lawn with a patio area, outbuildings and gated side access. The property's location is particularly appealing, combining a peaceful residential atmosphere with excellent access to local amenities, reputable schools and transport links. This home offers significant potential for those wishing to create a bespoke living space tailored to their own tastes and requirements, whether through updating the existing interiors or exploring the possibility of extending the property (subject to the necessary permissions). With its generous proportions, practical layout, and desirable setting, an early viewing is highly recommended to fully appreciate everything this property has to offer. No Onward Chain.





ROSE AVENUE, HAZLEMERE, HP15 7PQ
APPROX. GROSS INTERNAL FLOOR AREA 115 SQ M / 1238 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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