



**4 Montford Mews, Hazlemere, HP15 7FR**

**In Excess of £575,000**



# 4 Montford Mews

## Hazlemere

- Extended Semi-Detached House with Three Double Bedrooms
- Driveway Parking For Two Cars and Garage/Utility Area
- Open Plan Kitchen/Breakfast Room and Cloakroom
- Large 23ft Lounge/Dining Room
- Lovely Landscaped Garden Overlooking Woods
- Family Bathroom and En-Suite To Principle Bedroom

Part of a highly regarded neighbourhood that stands in approximately 24 acres of land.... Bounded by natural woodland.... Quiet location.... Good school catchment including the Grammar Schools and within walking distance of The Royal Grammar School.... Well placed for local amenities which include shops, library, doctor and dentist surgery.... Regular buses operate nearby serving High Wycombe, 2 miles, with 25 minute London trains.... Quick access to Amersham and Beaconsfield, both about 5 miles and both providing commuter services with Amersham Underground Station Metropolitan Line.... Three M40 junctions within 10/15 minutes drive....

Council Tax band: E

Tenure: Freehold - There is a maintenance charge of £585 per year for the upkeep of the outside grounds.

EPC Energy Efficiency Rating: C



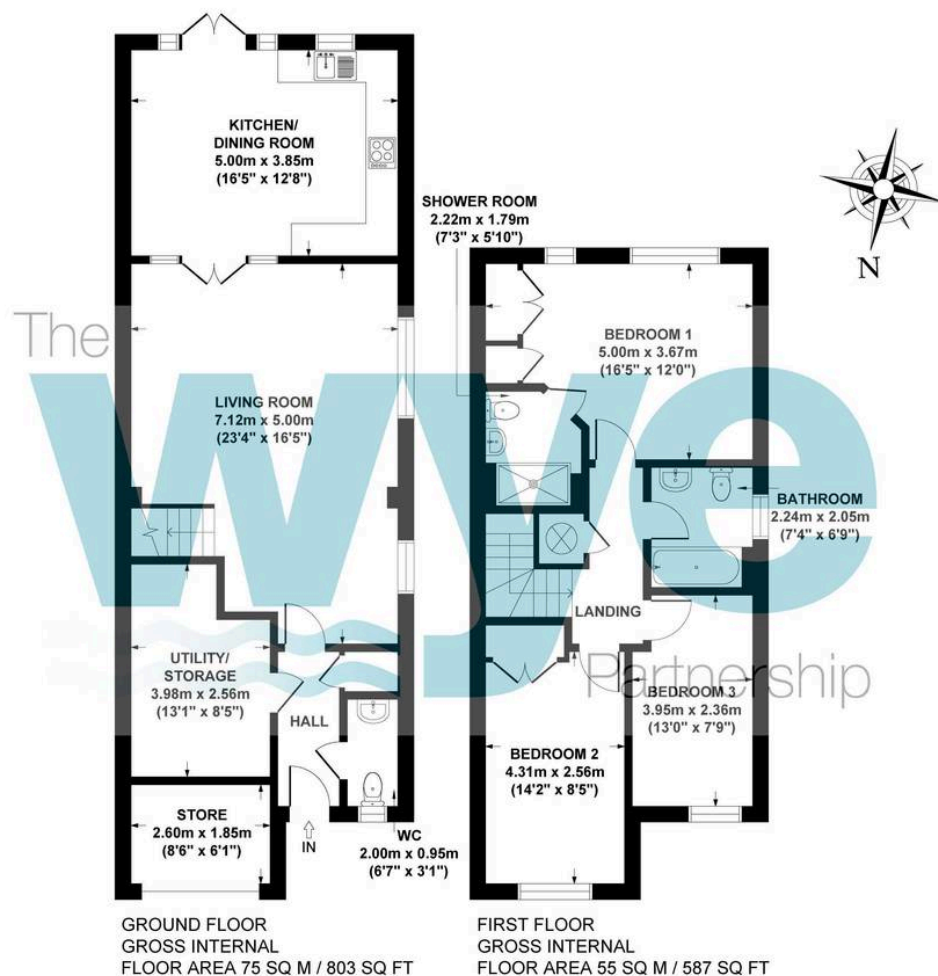


# 4 Montford Mews

## Hazlemere

This beautifully presented, extended semi-detached house is situated within this prestigious De Havilland development, built in 2001 and offers spacious and versatile accommodation, ideal for modern family living. The property features three generously sized double bedrooms, including a principal bedroom with a stylish en-suite shower room, as well as a contemporary family bathroom serving the remaining bedrooms. From the hallway this leads to a large 23ft lounge/dining room, then through to the heart of the home, which is the impressive, open plan kitchen/breakfast room with modern fittings and integrated appliances. A convenient cloakroom is located on the ground floor, adding to the practicality of the layout. The property also benefits from a garage that currently is part utility area, offering additional storage space. Throughout, the home is tastefully decorated in neutral tones, creating a warm and inviting atmosphere, while large windows ensure the rooms are filled with natural light. The family bathroom is fitted with a three piece suite including a bath, wash basin and WC. The property is equipped with gas central heating and double glazing, as well as driveway parking available to the front, providing off-road parking for several vehicles and direct access to the store part of the garage. The landscaped garden enjoys a delightful aspect overlooking woodland, creating a sense of peace and privacy. This home is ideally situated for families with good local schools (walking distance to the Royal Grammar School), amenities and transport links all within easy reach. The De Havilland development is immaculately maintained with its manicured hedges, trees and lawns. Whether you are looking for generous living space, modern comforts or a convenient location, this extended semi-detached house offers it all.





**MONTFORD MEWS, HAZLEMERE, HP15 7FR**  
**APPROX. GROSS INTERNAL FLOOR AREA 130 SQ M / 1390 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

# The Wye Partnership Hazlemere

3 Market Parade, Hazlemere – HP15 7LQ

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