



10 Roberts Ride, Hazlemere, Bucks, HP15 7AD

Situated on the ever-popular Cedar Park Development is this extended, three-bedroom family home, that has been well cared for over the years and is offered in good condition throughout. The property is located in one of the most sought-after areas in the centre of the village, conveniently situated for schools, local shops and major bus routes, as well as offering good access into London Marylebone via High Wycombe and Great Missenden Stations and access to the underground via Amersham. The property has been extended to the ground floor and now provides a large kitchen/breakfast room and additional reception space, and would still appear to lend itself to further expansion subject to obtaining the relevant planning permissions. The accommodation includes; entrance hall with under stairs storage cupboard, guest cloakroom, open plan fitted kitchen/breakfast room, opening out to a conservatory / utility room with doors leading to rear garden, spacious sitting room with bay window to front garden. To the first floor there are three bedrooms and a family bathroom. The property also benefits from; gas central heating, double glazing, garage with driveway parking for three vehicles, enclosed rear garden which is very secluded and partly laid to lawn with patio area and a covered pergola which is a perfect space for entertaining. There is also a large summer house / home office that would make a perfect space for those who need to work from home. This really is a lovely family home and an internal viewing is highly recommended.



**THREE BED SEMI-DETACHED
GARAGE & DRIVEWAY PARKING
GUEST CLOAKROOM
HOME OFFICE / SUMMER HOUSE
OPEN PLAN KITCHEN/DINING ROOM
CENTRAL VILLAGE LOCATION
INTERNAL VIEWING ADVISED
WALKING DISTANCE OF ALL LOCAL AMENITIES
SECLUDED REAR GARDEN
DOUBLE GLAZED & GAS CENTRAL HEATING**

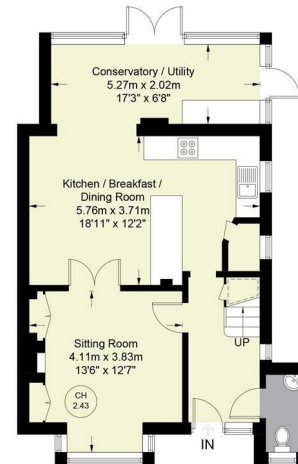




Roberts Ride
 Approximate Gross Internal Area
 Ground Floor = 620 sq ft / 57.6 sq m
 First Floor = 450 sq ft / 41.8 sq m
 Outbuildings = 264 sq ft / 24.5 sq m (including Garage)
 Total = 1334 sq ft / 123.9 sq m

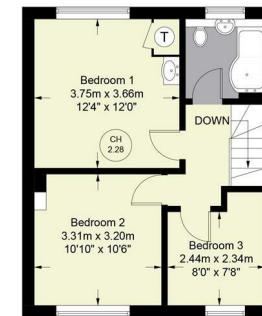


EPC: 74

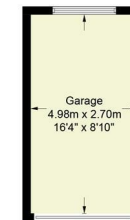


GROUND FLOOR

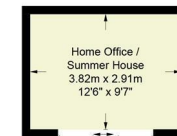
CH 2.43 = Ceiling Height
 = Reduced headroom below 1.5m / 5'0"



FIRST FLOOR



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Floor Plan produced for Hursts by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hurst
 Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

25 Park Parade, Hazlemere, Bucks, HP15 7AA
 Tel: 01494 716555 Email: haz@hursts.co.uk Web: www.hursts.co.uk