



# 39 Eastern Dene, Hazlemere, Bucks, HP15 7BS

Hurst are pleased to bring to market this four bedroom detached family home, that has been well cared by its current owner and offers four well proportioned bedrooms. The property is located in one of the most sought after areas in the centre of the village, conveniently situated for schools, local shops, major bus routes, and railway, offering good access into London via High Wycombe and Great Missenden Stations as well as the underground/Met line at Amersham. The accommodation includes; entrance hall, guest cloakroom, converted garage that now provides a small utility room and study/family room, fitted kitchen, spacious lounge/dining with patio doors opening out onto the rear garden, four bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, driveway parking a tiered rear garden that backs woodland and provides a spacious patio area. This really is a wonderful family home and one that would appear to lend itself to further expansion as both neighbours have not only landscaped their rear gardens but also added extensions to the rear, so this would likely be something that could be replicated here subject to obtaining the relevant planning permissions. An internal viewing is recommended.



**FOUR BEDROOM DETACHED FAMILY HOME**  
**POTENTIAL FOR EXPANSION STPP**  
**DRIVEWAY PARKING**  
**GOOD ACCESS TO LOCAL SCHOOLS**  
**UTILITY ROOM & GUEST CLOAKROOM**  
**HUGE LOUNGE / DINING ROOM**  
**LARGE GARDEN BACKING WOODLAND**  
**CLOSE TO VILLAGE SHOPS**  
**DOUBLE GLAZED AND GAS CENTRAL HEATING**  
**INTERNAL VIEWING RECOMMENDED**





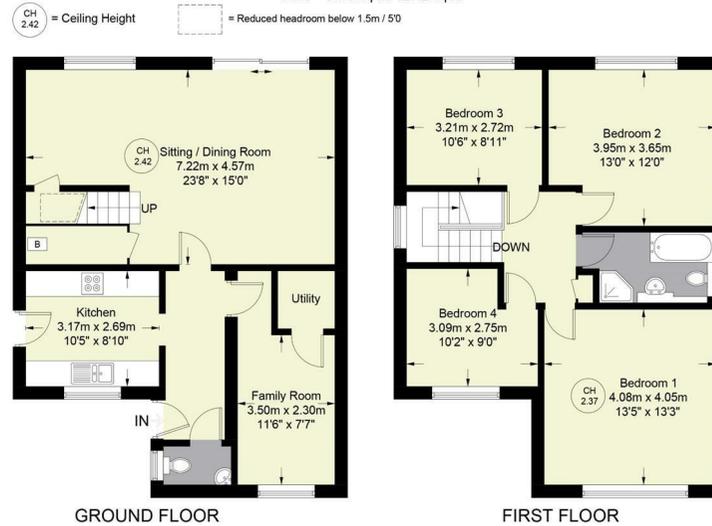


### Eastern Dene

Approximate Gross Internal Area  
 Ground Floor = 688 sq ft / 63.9 sq m  
 First Floor = 681 sq ft / 63.3 sq m  
 Total = 1369 sq ft / 127.2 sq m



EPC: null



Floor Plan produced for Hursts by Media Arcade ©.  
 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.



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