



# 4 Broom Close

## Hazlemere

- Detached Family House - Extended And Modernised - Immaculate Throughout
- Garage - Block Paved Driveway - Private Garden With Summer House And Gated Side Access
- Three Good Size Bedrooms - Modern Family Bathroom - Modern Downstairs Shower Room
- Entrance Hallway - Inner Hall - Large Living Room
- Modern Kitchen - Snug Area - Utility Room
- Double Glazing - Gas Central Heating - Quiet Cul De Sac - Hazlemere Village Location

Situated on the ever popular Manor Farm Development.... Close to local shops and amenities which include Tesco Express, Little Waitrose, Pharmacy and a coffee shop.... Doctors and Dentist within walking distance.... Convenient for good local schools that cater for all ages.... Catchment for the excellent Grammar Schools.... Close to local bus route to both High Wycombe and Beaconsfield.... Three M40 access points are little more than a 10/15 minute drive.... Fast London trains from High Wycombe (3 miles) Beaconsfield (5 miles).... Metropolitan Underground Station in Amersham (5 miles)....

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



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Presenting an immaculate, detached family house, beautifully extended and modernised to an exceptional standard and quietly situated in a desirable cul-de-sac. Once inside, there is an initial entrance hallway, which leads to an impressively spacious living room, enhanced by stylish window shutters and elegant French doors that open to the modern kitchen. The contemporary kitchen is a true highlight, featuring a chic breakfast bar, butler's sink, sleek quartz worktops and ample space for a dining table, seamlessly flowing into a cosy, snug area (ideal for relaxing or entertaining). From the inner hallway there is a practical utility room that provides additional storage and the convenience of another sink, and plumbing for the washing machine and tumble dryer, while the luxurious downstairs shower room adds flexibility for family living. Upstairs, three generously sized bedrooms all benefit from fitted or built-in cupboards, offering excellent storage solutions. The family bathroom is finished with a modern three piece bath suite comprising a low level W.C., wash hand basin and bath. To the rear of the house is a private garden with an initial patio, summerhouse, gated side access and rear access to the garage. The property further boasts double glazing and efficient gas central heating, ensuring comfort in every season. Additional features include a garage and a block paved driveway, providing plentiful parking and secure storage. Set in a peaceful location, yet within easy reach of Hazlemere's village amenities, reputable schools, and transport links, this outstanding property offers a rare opportunity to acquire a turnkey home in one of the area's most sought after settings.



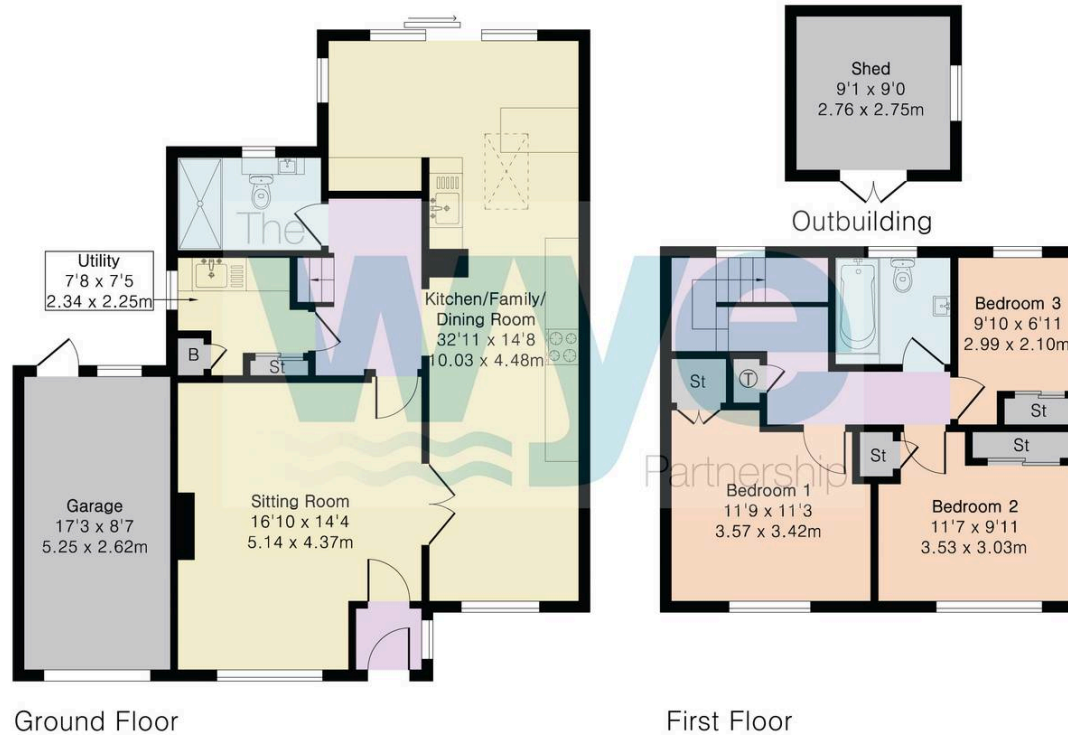
**Approximate Gross Internal Area 1251 sq ft - 116 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 772 sq ft – 72 sq m

First Floor Area 479 sq ft – 44 sq m

Garage Area 148 sq ft – 14 sq m

Outbuilding Area 82 sq ft – 8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

## The Wye Partnership Hazlemere

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