



7 Cedar Avenue

Hazlemere

- Outstanding, Extended & Reconfigured Family Home – Stunning Open-Plan Kitchen/Dining/Family Room
- Contemporary Kitchen With Premium Finish – Ground Floor Cloakroom
- Three Generous First Floor Bedrooms – Luxury Family Bathroom
- Impressive Second Floor Principal Bedroom Suite With High Quality En-Suite Shower Room
- Contemporary Finish Throughout – Excellent Driveway Parking & Single Garage
- A Must See!

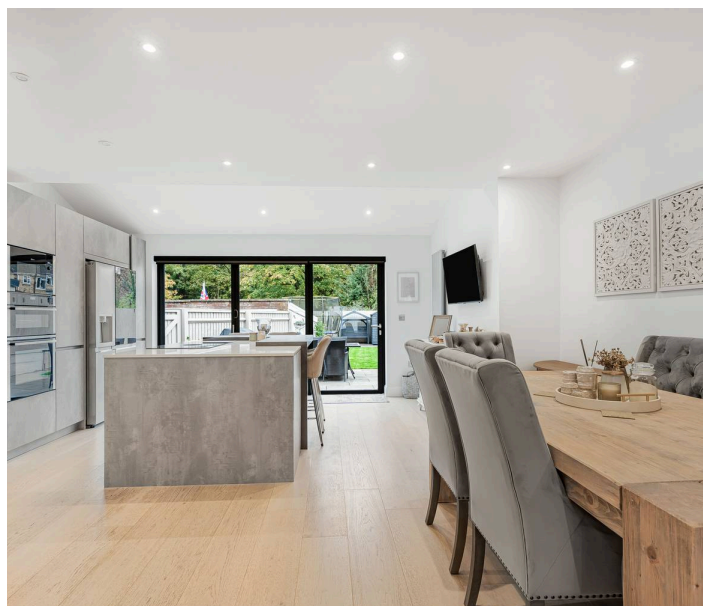
On the ever popular Cedar Park development.... A few minutes' walk to the Park Parade Centre with excellent shopping facilities which includes: Pharmacy, cafes, supermarket and so much more.... Catchment area for Cedar Park School.... Catchment for the excellent Grammar Schools.... Buses to High Wycombe (2 1/2 miles) and Amersham (5 miles).... 25 minute London trains from the former, 37 minute London trains from the latter plus London service from Beaconsfield (5 miles).... Three M40 accesses points only 10/15 minutes' drive.... Open countryside nearby....

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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A truly impressive home that must be viewed to fully appreciate the quality, space and lifestyle on offer.

This exceptional family home has been thoughtfully extended, reconfigured and finished to an outstanding standard throughout, offering stylish and versatile living space, that perfectly suits modern family life. From the moment you step inside, the attention to detail is clear with contemporary internal doors, quality flooring and a beautifully curated interior that feels both luxurious and welcoming.

At the heart of the home is the impressive open-plan kitchen, dining and family area – a truly stunning space designed for relaxed, everyday living and effortless entertaining. The sleek, high-spec kitchen flows seamlessly into a spacious dining and family area, with full-width bi-fold doors opening to the landscaped, rear garden. This creates a wonderful indoor-outdoor connection, ideal for young families, gatherings with family and friends or simply unwinding in the evenings.

The ground floor also benefits from a stylish cloakroom, while the first floor offers three well-proportioned bedrooms and a superb, contemporary family bathroom. The top floor is dedicated to a luxurious, principal, bedroom suite complete with a beautifully appointed en-suite shower room, offering a private retreat from the rest of the home.

Outside, the property enjoys generous driveway parking leading to a single garage, and the attractive rear garden, which has been thoughtfully landscaped to provide a safe play space for children and a sophisticated entertaining area for adults alike. This is a property you do not want to miss out on!



**Approximate Gross Internal Area 1295 sq ft - 120 sq m
(Excluding Garage)**

Ground Floor Area 575 sq ft – 53 sq m

First Floor Area 438 sq ft – 41 sq m

Second Floor Area 282 sq ft – 26 sq m

Garage Area 147 sq ft – 14 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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