



13 The Warren, Hazlemere, HP15 7ED
£560,000

13 The Warren

Hazlemere

- Detached Family House In Sought After Cedar Park - Opposite a Copse
- Extended - Private Good Size Garden - Driveway Parking - Garage
- Living Room - Dining Room - Kitchen
- Four Bedrooms - Two Bathrooms
- Double Glazing - Gas Central Heating With New Boiler - Requires Some Modernisation

In the popular Cedar Park development opposite a wooded copse.... 5 minute walk to Park Parade Centre with excellent shopping facilities which include a pharmacy, coffee shops, supermarket and so much more.... Catchment area for Cedar Park School and good senior schools.... Catchment for the excellent Grammar Schools.... Buses to High Wycombe (2 miles) and Amersham (5 miles).... High Wycombe train station has 25 minute London trains.... Amersham Underground station Metropolitan Line.... Beaconsfield (5 miles).... Three M40 access points only 10/15 minute drive.... Contrastingly, open countryside nearby....

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



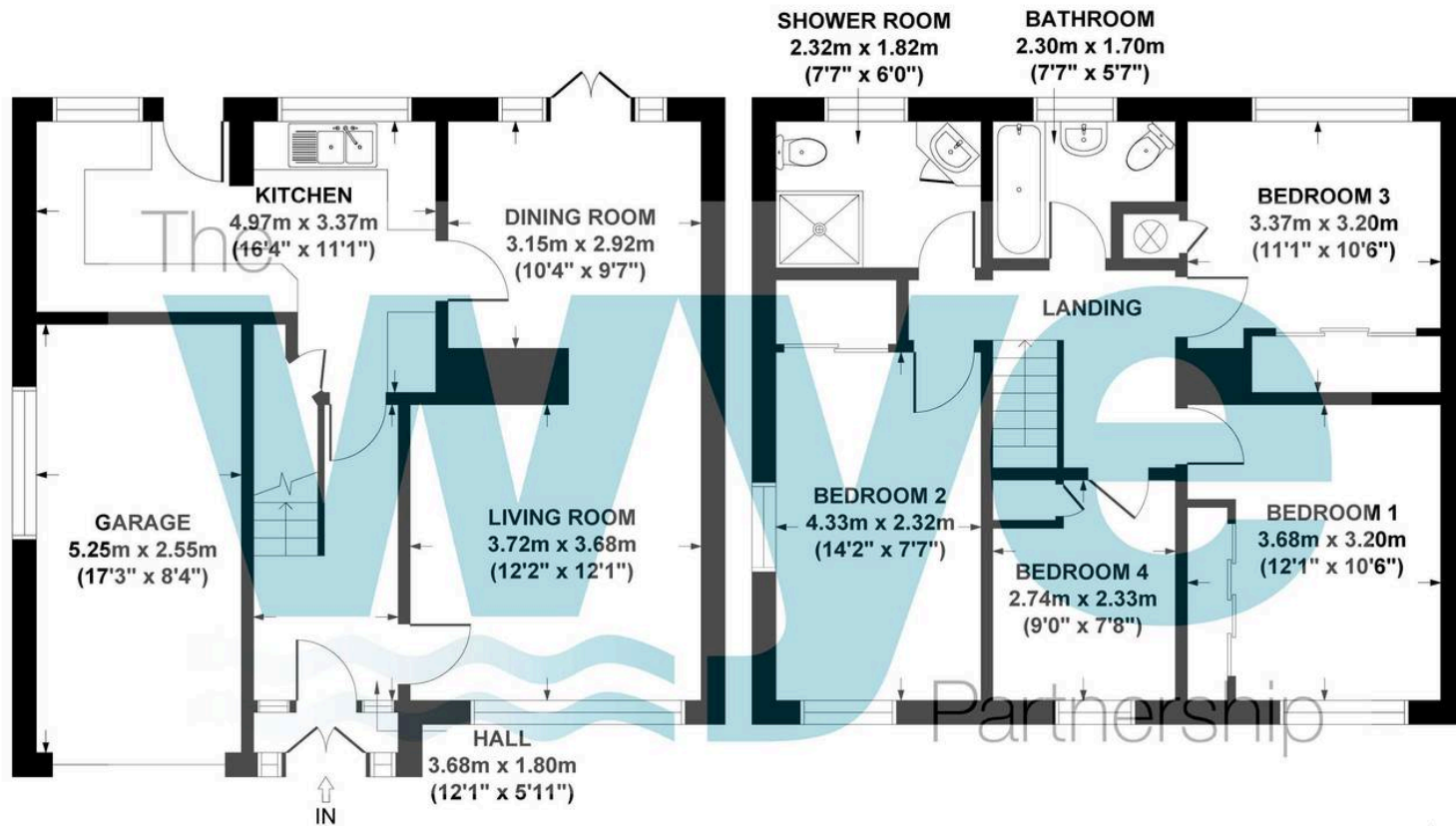
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Hazlemere

Spacious, four bed, detached home in Cedar Park with garage, parking and scope to modernise or extend (STPP). Close to schools, shops, and transport. No onward chain.

Welcome to this inviting, four bedroom, detached house, perfectly positioned opposite a tree lined copse, in the ever-popular Cedar Park area and in need of some modernisation. The living room is bright and welcoming, while the separate dining room offers plenty of room. The kitchen is fitted with wall and base units and has potential to knock through to the dining room or extend further to the rear STPP. Upstairs, there are four generously sized bedrooms with one of these potentially making an ideal home office. Two bathrooms mean no more early morning queues and both are finished to a good standard, so you can enjoy a relaxing soak or a quick shower. Throughout the property, double glazing keeps things peaceful and energy efficient and there is gas central heating with a new boiler. The house has been thoughtfully extended, giving you that extra bit of space that makes all the difference, and as mentioned there is potential to extend further STPP. There is also a handy garage for extra storage or secure parking, and a driveway. To the rear, is a private, good size garden with an initial patio and then mainly laid to lawn with a gated side access. This is a home that has been cared for and ready for you to move in to, improve, and make your own. The location is hard to beat, with Cedar Park's friendly community and convenient access to local amenities, schools, shops and transport links, all within easy reach. Come and see for yourself how this spacious, versatile house could be the perfect fit for your next home. Book your viewing today and start picturing your life in this fantastic Cedar Park home.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 62 SQ M / 672 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 60 SQ M / 641 SQ FT



THE WARREN, HAZLEMERE, HP15 7ED
APPROX. GROSS INTERNAL FLOOR AREA 122 SQ M / 1313 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership Hazlemere

3 Market Parade, Hazlemere - HP15 7LQ

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