



17 Grove Road, Hazlemere - HP15 7QY
£995,000

TR TIM RUSS
& Company



- A beautifully presented 1920's built family home set in mature south facing gardens on a private road a stroll to village amenities, open green space, highly regarded schools & mainline station
- Set on this well-regarded private road this individual detached house has planning permission granted to convert the attached garage and extend

Grove Road is a private road located in Hazlemere, conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. The property has the advantage of being on the local bus route to High Wycombe & Amersham town centres. Within a level walk of the property there are two local public houses, modern tennis club at the recreational ground close by with lovely countryside walks beyond. Local shopping facilities and restaurants can be found at Hazlemere Crossroads and Cosy Corner which is under a mile away. This includes convenient Tesco Express, mini-Waitrose, doctors, dentist and public library, hairdressers, and chemist.

Council Tax band: F

Tenure: Freehold

EPC Rating: C



A beautifully presented four-bedroom detached family home, built in the 1920s, is offered for sale on a well-regarded private road within easy reach of village amenities, open green spaces, highly regarded schools, and the mainline station. This individual property boasts planning permission for the conversion and extension of the attached tandem garage (PL/25/3372/FA), providing further scope for enhancement.

The welcoming entrance hall features a cloakroom and a turning staircase leading to the first floor, with a door opening to a separate study or home office, ideal for remote working or quiet reading. The well-proportioned sitting room is complete with an open fireplace, while the impressive 25ft family and dining room is enhanced by a wood-burning stove, picture windows, and patio doors that fill the space with natural light. The attractive country-style kitchen and breakfast room is complemented by granite worktops.

Upstairs, the principal bedroom benefits from an ensuite shower room, while the guest bedroom features its own ensuite bathroom. Two further bedrooms are served by a family bathroom.

The southerly facing rear garden is a real treat, with large patio area, leading onto level lawn with sweeping pathway throughout, and enclosed by timber fencing for privacy and security.

The property provides ample driveway parking to the front, leading to the attached tandem garage (with planning permission for conversion and extension).





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Approximate Gross Internal Area

Ground Floor = 130.5 sq m / 1405 sq ft (Including Garage)

First Floor = 75.1 sq m / 808 sq ft

Total = 205.6 sq m / 2213 sq ft

Floor Plan produced for Tim Russ & Company 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.



Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

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