



12 Lester Grove, Hazlemere, Buckinghamshire, HP15 7HW - £850,000



Spacious 4-bed detached family home with an extensive and secluded garden, driveway and garage, situated on a quiet cul-de-sac with no onward chain.

Tucked away in a peaceful setting, this exceptional, four bedroom, detached family home sits on a generous plot with a beautiful, private rear garden. The expansive lawn is framed by mature trees, and a plot this size is a rare find in the local area. Offering an impressive blend of contemporary style and versatile living space, all available with no onward chain for a seamless move. Upon entering, you are greeted by a spacious hallway that leads to a bright dual aspect living and dining room with bi-fold doors leading to the garden. The modern kitchen/breakfast room features a breakfast bar for informal dining, ample cabinetry, and is complemented by a practical utility area for added convenience. A separate study or children's playroom provides flexible space to suit your lifestyle, while a well-appointed cloakroom completes the ground floor accommodation. Upstairs, the large principal bedroom benefits from fitted furniture and a sleek, modern, ensuite shower room. Three further bedrooms are generously proportioned, each offering comfortable accommodation for family or guests, and are served by a contemporary family bathroom finished to a high standard. The property is equipped with gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. A substantial and secluded rear garden offers excellent space for entertaining and family enjoyment. Additional features include a detached garage with power, perfect for secure parking or additional storage, and a private driveway with ample space for several vehicles. This exceptional home is perfectly suited for families seeking a premium lifestyle in a desirable and quiet residential setting, offering both style, practicality and close to all local amenities. Early viewing is highly recommended to appreciate the quality and flexibility of the accommodation on offer.

Key Features

- Large, Extended, Detached Home
- Expansive Garden On A Generous Plot
- Quiet Cul-De-Sac Location
- Four Bedrooms
- Large Principal Bedroom With Modern En-Suite
- Modern Family Bathroom
- Living/Dining Room
- Kitchen/Breakfast Room With Breakfast Bar
- Utility Area
- Study/Children's Playroom
- Cloakroom
- Driveway Parking For Several Cars
- Detached Garage
- Potential To Extend Further (STPP)
- No Onward Chain





Location

Hazlemere village location... Open countryside near-by... Close to local shops which include Pharmacy, Tesco Express and Little Waitrose... Other amenities centred around Hazlemere Crossroads, library, doctors, and dentist... Further extensive range of shops at Park Parade which include a supermarket and coffee shops... Close to good schools that cater for children of all ages... Catchment for the popular Cedar Park School... Catchment for the excellent Grammar Schools... Bus route to High Wycombe (2 miles) with 25 minute London trains from High Wycombe Station.... Amersham Underground Station Metropolitan Line (5 miles), train service also available from Beaconsfield (4 miles)... Three M40 access points are approximately a 10/15 minute drive....

Council Tax band: F

Tenure: Freehold

EPC: C

AGENTS NOTE – Under section 21 of the 1979 Estate Agents Act we declare that the vendor of this property is an employee of The Wye Partnership



Directions

From the Hazlemere office of The Wye Partnership, leave the crossroads along the Amersham Road (A404) towards Amersham. Take the first turning left into Lester Grove and continue to the end of the road where the property will be found.

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc. of VAT) is charged for each individual and paid directly to our supplier.

**Approximate Gross Internal Area 1583 sq ft - 147 sq m
(Including Garage)**

Ground Floor Area 811 sq ft – 75 sq m

First Floor Area 772 sq ft – 72 sq m

Garage Area 161 sq ft – 15 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.

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The **wye** Partnership