



# 19 Hazlemere View

## Hazlemere

- Detached Family House - Quiet Cul De Sac In Hazlemere
- Double Length Garage - Driveway Parking - Private Garden
- Three Bedrooms - Family Bathroom - Ensuite
- Living Room - Dining Room - Kitchen
- Double Glazing - Gas Central Heating

Quiet cul de sac.... Breath taking views of Hazlemere Golf and Country Club.... Local amenities include Library, Doctor and Dentist Surgery.... Park Parade Centre only a few minutes walk with an extensive range of shops which include a supermarket, pharmacy and coffee shops.... Catchment area for the very popular Cedar Park School.... Senior schools include Sir William Ramsay and Holmer Green Upper School.... Catchment for the excellent Grammar Schools.... Buses pass close-by serving High Wycombe (3 miles) and Amersham (5 miles).... 25 minute London trains from High Wycombe station.... Metropolitan Line Underground station in Amersham.... A London train service is also available from Beaconsfield (4 miles).... Countryside walks are close-by.... Three M40 access points only 15 minute drive and the M1 and M25 motorways easily accessible....

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



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A lovely, detached family home and is situated at the end of a quiet cul-de-sac in the village of Hazlemere.

This detached family house is well located for good local schooling and amenities, and can be found on a quiet Hazlemere cul-de-sac. On entering the property there is an initial hallway with cloakroom to the side and then access to a good size living room with a front aspect double glazed window and gas fire. The kitchen is fitted with shaker style wall and base units, integrated appliances and door to the garden. There is a separate dining room, which has the potential to be knocked through to make a large open plan kitchen. Upstairs are three double bedrooms, a modern family bathroom and ensuite shower room to the principal bedroom. Outside to the front, is driveway parking leading to the double length garage, which has power and a door to the rear garden. The rear garden is private with a decking area then mainly laid to lawn with mature shrub borders and gated side access. Other benefits to this delightful house includes double glazing and gas central heating.



**Approximate Gross Internal Area 1037 sq ft - 97 sq m  
(Excluding Garage)**

Ground Floor Area 534 sq ft – 50 sq m

First Floor Area 503 sq ft – 47 sq m

Garage Area 293 sq ft – 27 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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