



23 Marigold Walk, Widmer End, HP15 6BZ
£520,000

23 Marigold Walk

Widmer End

- Extended Semi Detached House - Planning Permission In Place For Further Extension
- Cul De Sac Location - Block Paved Driveway Parking - Part Garage
- Three Double Bedrooms - Modern Four Piece Bathroom Suite
- Lounge - Living Room - Dining Room
- Study - Kitchen - Cloakroom
- Gas Central Heating - Double Glazing - Private Garden With Gated Access

Neighbouring the Chiltern countryside.... Catchment for the sought after Widmer End School.... Catchment for the excellent Grammar Schools.... On the bus route to High Wycombe (3miles).... Great Missenden (5miles).... Fast London trains from both towns plus Amersham Underground Station Metropolitan Line (5miles) and Beaconsfield (6 miles).... Parade of local shops are a two minute walk away.... Doctors, dentist, post office, library, supermarket, hairdresser, coffee shops and a wide range of other facilities available in nearby Hazlemere.... M40 junction 10/15 minutes drive away....

Council Tax band: D

Tenure: Freehold - The property is subject to a Deed Of Covenant with a maintenance fee of £199 per annum and is due the 1st July each year.

EPC Energy Efficiency Rating: C

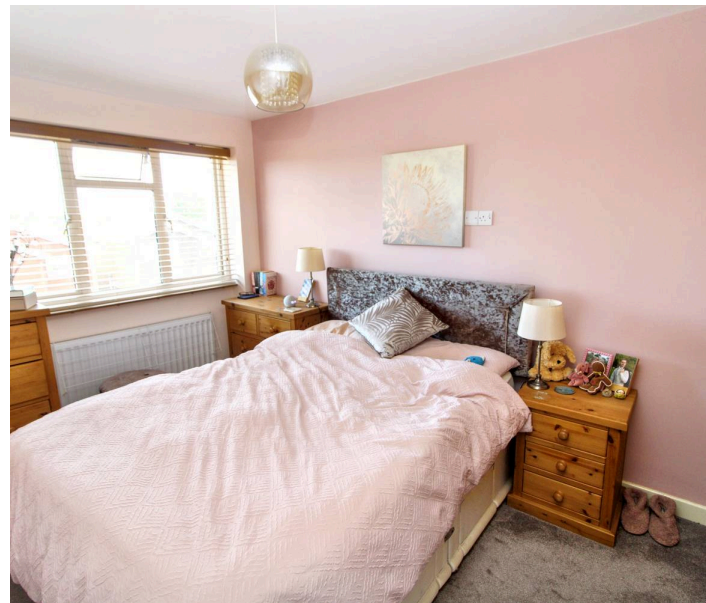


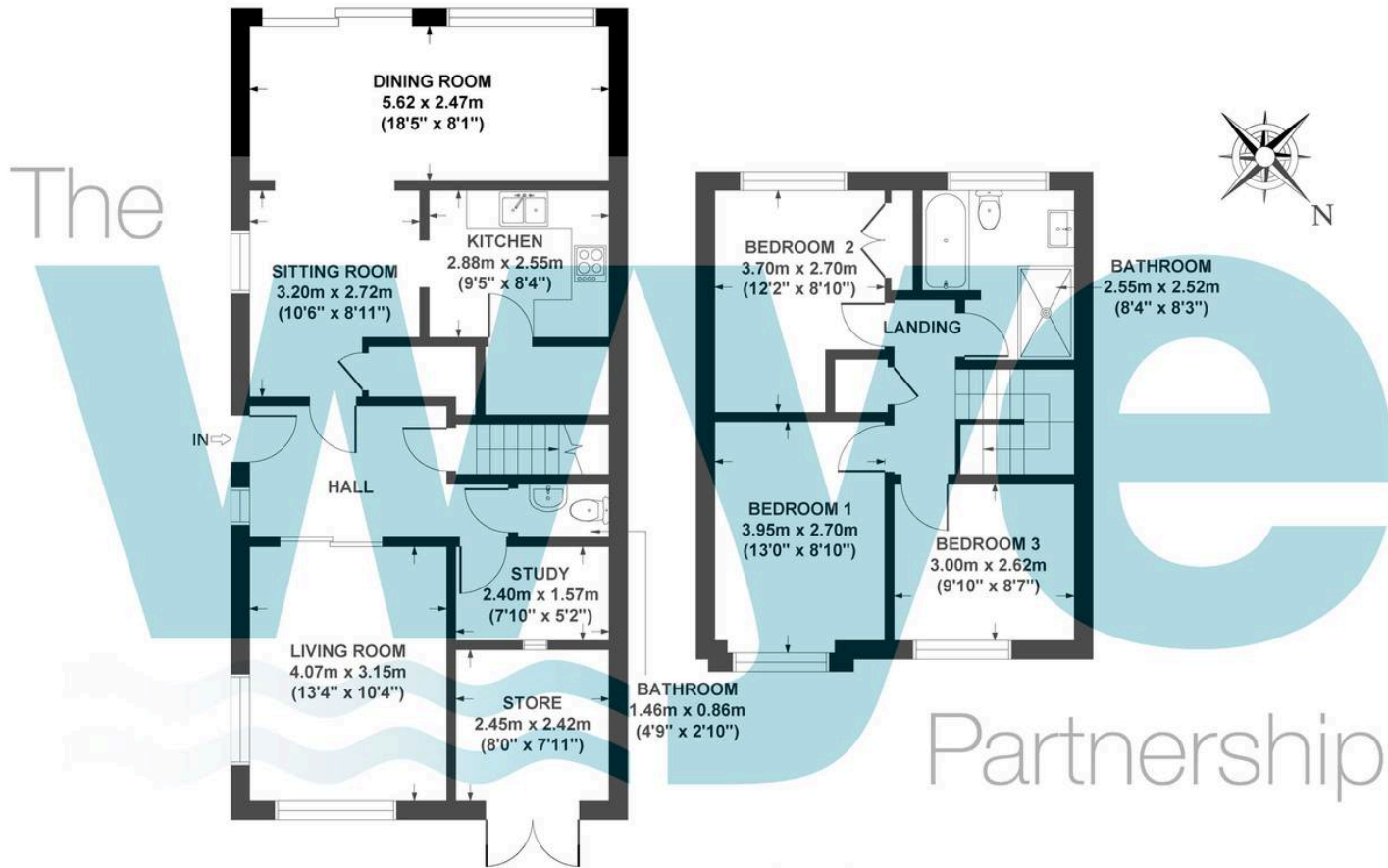
23 Marigold Walk

Widmer End

Extended, semi-detached home in quiet cul-de-sac with three double bedrooms, driveway parking and planning for further extension.

Nestled in a quiet cul-de-sac, this beautifully extended semi detached house presents a superb opportunity for those seeking a family home with further potential, as planning permission is already in place for an additional extension. The property welcomes you with a block paved driveway, offering ample parking and access to a part garage, ideal for storage or workshop space. Inside, the house is thoughtfully arranged to provide versatile and generous accommodation. The ground floor boasts a harmonious flow between the lounge, living room, and dining room, plus a dedicated study providing a quiet space for working from home. The kitchen is well appointed, offering wall and base units for storage and ample workspace, and there is a cloakroom for added convenience. To the upstairs, there are three spacious double bedrooms to the first floor and a modern bathroom fitted with a four piece suite comprising a low level W.C., wash hand basin, bath and shower cubicle, which has been finished to a high standard. Throughout the property is gas central heating and double glazing. Outside, to the rear, is a fabulous garden with an initial patio area and then mainly laid to lawn with a BBQ area, decking area, shed and two gated access points. This home offers a considerable amount of accommodation and is ideally located for good schooling and local amenities. With its scope for further enhancement, this property must be seen!





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 71 SQ M / 767 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 41 SQ M / 449 SQ FT

23 MARIGOLD WALK, WIDMER END, HP15 6BZ
APPROX. GROSS INTERNAL FLOOR AREA 112 SQ M / 1216 SQ FT
(INCLUDING STORE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership Hazlemere

3 Market Parade, Hazlemere - HP15 7LQ

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