



3 Hazlemere Court Amersham Road

Hazlemere

- Mid-Terrace House In A Small Gated Development - No Onward Chain
- Two Parking Spaces - Private Garden With Summer House
- Three Bedrooms - Family Bathroom - Ensuite Shower Room
- Kitchen/Dining Room - Large Living Room - Cloakroom
- Double Glazing - Gas Central Heating
- Hazlemere Village Location - Local Amenities All Within Walking Distance

Local shops and restaurants within walking distance at the crossroads includes a pharmacy, coffee shop, Tesco Express and Little Waitrose.... Park Parade Centre has an extensive range of shops which include a supermarket.... Local amenities include Doctors, Dentist and library.... Small gated development close to open countryside.... Excellently placed for a choice of outstanding schools which cater for children of all ages.... Catchment for excellent local Grammar Schools.... Bus route nearby.... Three M40 access points only 10/15 minute drive.... Fast London bound trains available from High Wycombe (2 miles) Beaconsfield (4 miles) and Amersham Underground Station Metropolitan Line (4 miles)....

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

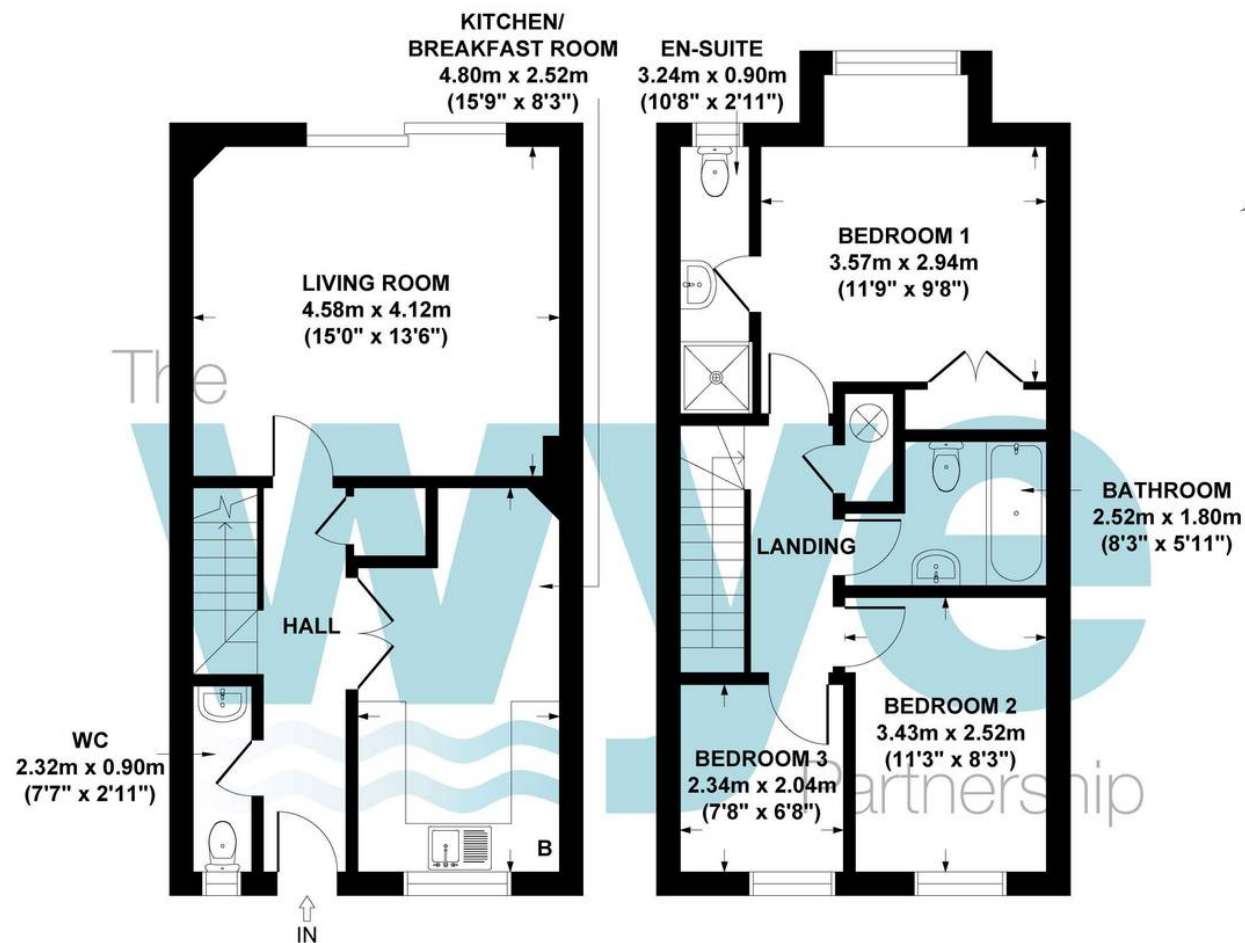


3 Hazlemere Court Amersham Road

Hazlemere

Situated in a sought-after, gated development in the heart of this Hazlemere village, is this well-presented, three-bedroom, mid-terraced house offering a superb opportunity for families and professionals alike, with the added benefit of no onward chain. The property features a spacious layout, beginning with a welcoming entrance hall that leads to a generous living room with patio door leading to the garden. The kitchen/dining room provides plenty of storage with shaker style wall and base units and ample space for a table. A convenient cloakroom is also located on the ground floor. Upstairs, the property boasts a principal bedroom complete with an ensuite shower room and built in cupboards, two further well-proportioned bedrooms, and a family bathroom comprising of a low level W.C., wash hand basin and bath. The house benefits from double glazing and gas central heating throughout, ensuring comfort and energy efficiency in every season. Additional features include two allocated parking spaces directly in front of the property and a private, easy maintenance garden with a charming summer house. The location is particularly appealing, set within a peaceful, secure development, yet just a short stroll from the excellent amenities of Hazlemere village, including shops, coffee shops, good schools, and transport links. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 42 SQ M / 452 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 43 SQ M / 463 SQ FT

HAZLEMERE COURT, HAZLEMERE, HP15 7HU
APPROX. GROSS INTERNAL FLOOR AREA 85 SQ M / 915 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership Hazlemere

3 Market Parade, Hazlemere – HP15 7LQ

01494 711284 • hazlemere@wyeres.co.uk • www.wyeres.co.uk/

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

