



Keegan White
ESTATE AGENTS

265 Amersham Road | Guide Price £725,000



Features

- Detached Family Home
- No Onward Chain
- Large Gardens
- Utility Room
- Potential For Improvement
- Off-street Parking & Garage

With an enclosed front entrance porch, the front door opens into the entrance hall with the guest cloakroom and stairs rising to the first floor. The kitchen has windows to front aspect and is open to the dining room to the rear. Adjacent to the kitchen is the utility room that also has a downstairs shower cubicle. The dining room has patio doors to the rear garden and a further opening into the large, rear facing living room. There is a further room to the ground floor which is currently the 5th bedroom and could be used as a study, or play room. To the first floor are four bedrooms which are all well-proportioned, along with a bathroom and separate WC. The landing is quite

open, with plenty of light from the landing window and provides access to the extensive loft.

Externally, there is driveway parking for numerous vehicles and a garage to the front. There is side access to the rear garden which has large lawn with fencing and hedges to borders. There is an ancillary door to the rear of the house which opens into a boiler room that currently cannot be accessed from the inside of the house and backs onto the utility.

265 Amersham Road | Hazlemere | HP15 7QA



Set back from the main road and on a large plot, the property backs onto Hazlemere Recreation Ground that links the community together with the tennis courts, croquet club, bowls club, and childrens' play area; a perfect spot for dog owners too! There are local pubs within walking distance and an array of shops at The Cross Roads. Further shopping and facilities can be found at Park Parade, with the Co-Op, Costa Coffee, a doctors surgery and Boots Pharmacy to name a few. Located between the towns of High Wycombe, Amersham and Beaconsfield,

Hazlemere is well positioned for commuting with train links to London and road transport connections to the M40 and M25.

It is conveniently positioned for schooling of children of all ages, among them the renowned Cedar Park School for Infants and Widmer End Combined School, and it is on the bus route to local grammar schools, The Royal Grammar School, Wycombe High School for Girls and Sir John Hampden Grammar School.





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1618.72 ft²

150.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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