



35 Hill Avenue, Hazlemere, Buckinghamshire, HP15 7JX



*A well presented, detached house located on a quiet road in the popular village of Hazlemere with garage, driveway parking and potential to extend STPP.*

Detached Family House | Requires Some Modernisation | New Roof | Driveway Parking | Single Garage | Private Garden With Gated Access And Side Door To Garage | Storm Porch | Entrance Hallway | Cloakroom | Living Room | Dining Room | Fitted Kitchen | Four Double Bedrooms | Family Bathroom | Double Glazing | Gas Central Heating With New Boiler |

Situated in Hazlemere, is this charming, detached family house requiring some modernisation, yet is well presented and has potential to extend, subject to the usual consents. The property offers spacious accommodation consisting of an entrance hallway and large living room with two double glazed windows to the front aspect. There is a separate dining room with access through to the kitchen, which has the potential to be knocked through to provide a large kitchen/diner, plus a downstairs cloakroom. Upstairs, there are four double bedrooms and the family bathroom, which comprises of a three piece bath suite. From the dining room there are French doors leading to the rear garden, which is mainly laid to lawn with patio, shed and wraps around the side of the house with a sheltered, gated, side access. To the front of the property is driveway parking leading up to the garage, which has an up and over door, as well as a rear door to the garden. Other benefits include gas central heating, double glazing and only a few minutes' walk from the local shops.

**Price... £534,950**

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcrs.com		





## LOCATION

Quiet road in the heart of Hazlemere village....  
5/10 minute walk to Hazlemere Crossroads with shops, Doctor, Dentist and library.... Park Parade only a 3 minute walk away with more extensive shopping plus Doctor, pharmacy, supermarket, coffee shops etc.... Catchment for good Infant and Junior School.... Senior Schools at Hazlemere and Holmer Green.... Catchment for the excellent Grammar Schools.... Buses pass the end of road serving High Wycombe (2 miles) and Amersham (4 miles).... 25 minute London trains from High Wycombe.... Amersham Underground Station Metropolitan Line with London train service.... Also trains from Beaconsfield (5 miles).... Three M40 access points within 10/15 minute drive....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the Crossroads along the Holmer Green Road and at the mini roundabout take the second exit onto Sawpit Hill. Proceed up the hill and take the first right turn into Lacey's Drive. Continue along, turning right into Hill Avenue and then the property can be found on the right hand side identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

C

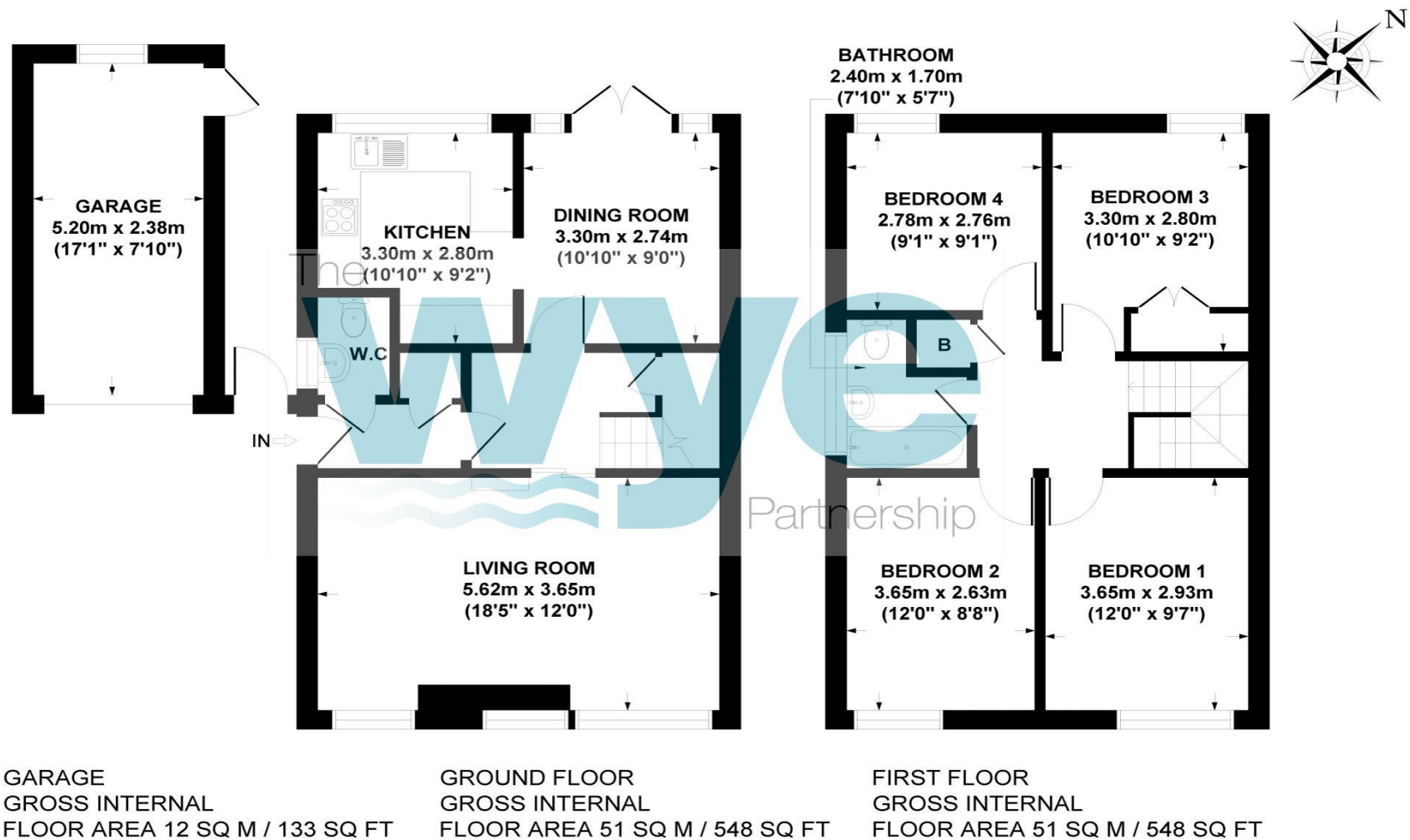
### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*







**HILL AVENUE, HAZLEMERE, HP15 7JX**  
**APPROX. GROSS INTERNAL FLOOR AREA 114 SQ M / 1229 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership