



2 Orchard End, Hazlemere, Buckinghamshire, HP15 7DF

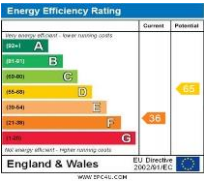
A rare opportunity to acquire this three bedroom family house, situated on a quiet, private cul-de-sac in Hazlemere, offering well proportioned accommodation and close to local amenities and good schooling. No Onward Chain.

Lovely Family House On A Private Cul-De-Sac | Driveway Parking | Living Room With Gas Fire | Dining Room/Study | Fitted Kitchen | Conservatory | Utility Room | Downstairs Shower Room | Three Bedrooms | Family Bathroom | Private Garden | Part Garage | Double Glazing | Central Heating To Radiators | No Onward Chain |

A lovely, mid-terrace family home situated in Hazlemere, bordering the village of Holmer Green and located on a private road with just a handful of properties. The property benefits from double glazing and electric central heating to radiators throughout and comes to market with no onward chain. The ground floor offers a great deal of accommodation with a living room that provides access to the conservatory, a fitted kitchen also providing access to the conservatory, and a dining room, which can be used as a study. The garage has been part converted into a utility room and shower room, which comprises of low level W.C., wash hand basin and shower enclosure, with the remainder of the garage providing excellent storage space. Upstairs are three bedrooms and the family bathroom, which is fitted with a three piece bath suite. The garden has an initial patio and then mainly laid to lawn with a shed and greenhouse, and to the front of the house there is a block paved driveway. Overall, a substantial house that must be viewed to appreciate its vast accommodation. NB - the owner is happy to include the majority of furnishings, this is to be discussed with the agent.

Price... £499,950

Freehold



LOCATION

Popular village location.... Short distance to shops at Park Parade, which include a supermarket, butchers, pharmacy and coffee shops... Local amenities include Doctors Surgery, Dentist and Opticians, Library and restaurants... Very friendly local community... Good school catchment including the excellent Grammar Schools... Three M40 access points within a 10/15 minute drive... Local bus service... High Wycombe train station with 27 minute London service... Amersham underground train station within a 15 minute drive....

DIRECTIONS

In an approach from The Wye Partnership office at Hazlemere, turn left at The Crossroads onto the Holmer Green Road and continue down the hill. At the mini roundabout take the second exit onto Sawpit Hill and continue along, taking the third turning on the left into Orchard End. Continue along, as the road bears to the left and the property can be found on the right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

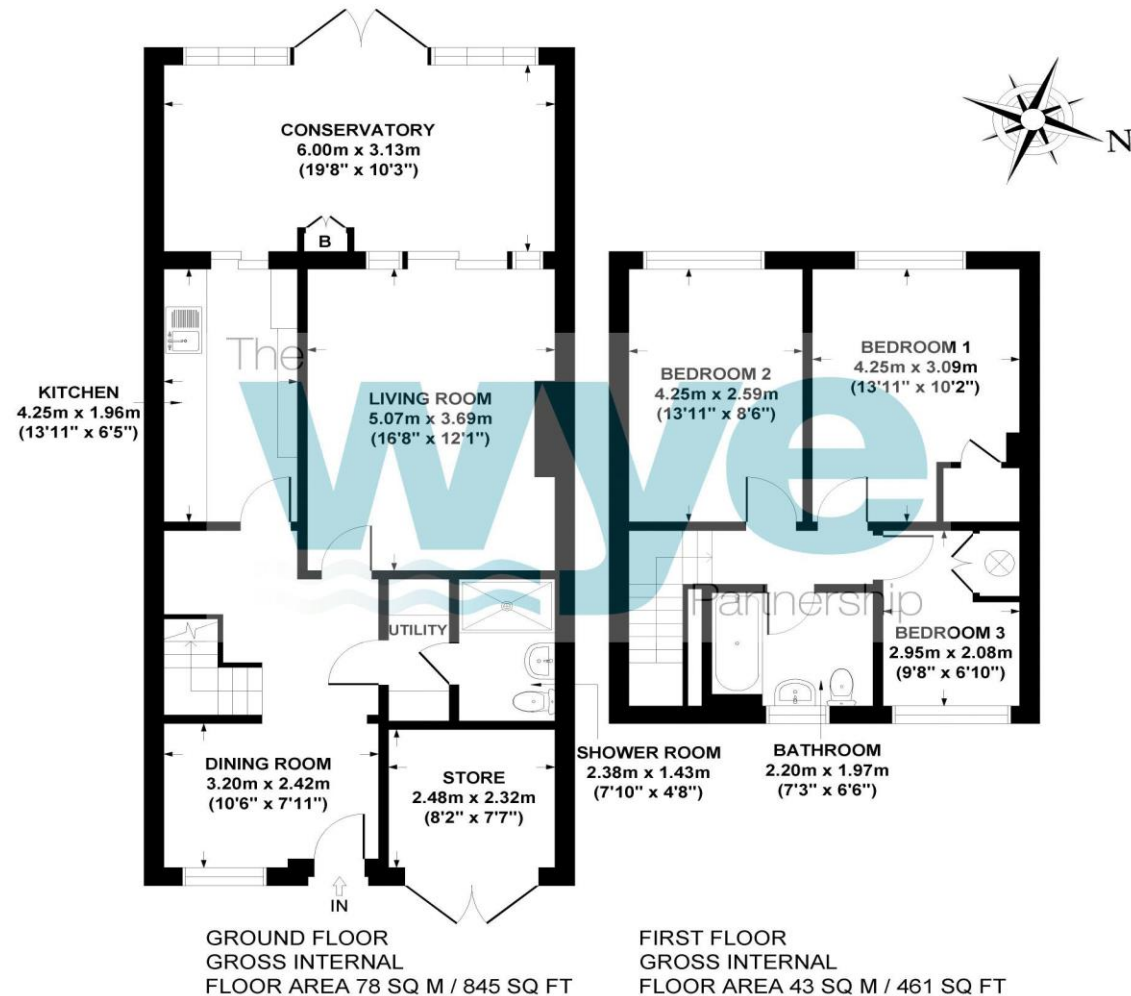
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MORTGAGE

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.





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The **wye** Partnership