



67 Rose Avenue, Hazlemere, Buckinghamshire, HP15 7TQ



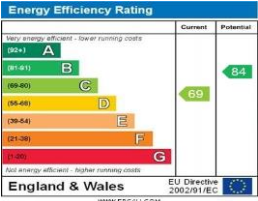
*A three bedroom family house, located in popular Hazlemere, which is in need of updating and comes to market with No Onward Chain.*

End Terrace House | In Need Of Modernisation | Enclosed Porch | Entrance Hallway | Kitchen | Large Living/Dining Room | Three Bedrooms | Bathroom | Garage With Integral Door | Driveway Parking | Double Glazing | Gas Central Heating | Private Garden With Gated Access | No Onward Chain |

Situated on the popular Manor Farm Development, in Hazlemere with its excellent local amenities, schooling and shops, is this end terrace house, which is in need of updating throughout. The property sides onto parkland and there is driveway parking at the front that leads up to the garage and front door. Once inside, there is an initial enclosed porch with door access to the hallway, as well as access to the rear of the garage. The kitchen has been fitted with a range of wall and base units and there is a large living/dining room with French doors leading to the garden. Upstairs are three good size bedrooms and a bathroom comprising of a low level W.C., wash hand basin and shower cubicle. Outside, to the rear, is a private level garden with an initial patio, then mainly laid to lawn, plus shed and gated rear access. This house benefits from double glazing, gas central heating and No Onward Chain.

**Price... £400,000**

*Freehold*





## LOCATION

Situated on the ever popular Manor Farm Development.... Close to local Co-op convenience store.... Further shops at Hazlemere Crossroads include Tesco Express and Little Waitrose.... Library, Doctors and Dentist also located near Hazlemere Crossroads.... Extensive shopping facilities in near-by Park Parade which includes a supermarket and coffee shops.... Convenient for good local schools which cater for all ages.... Catchment for the excellent Grammar Schools.... Close to local bus route to both High Wycombe and Beaconsfield.... Three M40 access points are little more than a 10/15 minute drive.... Fast London trains from High Wycombe (2 miles) Beaconsfield (4 miles) and the Underground train station at Amersham (5 miles)....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Penn Road (B474) towards Beaconsfield and take the second turning right into Rose Avenue. Continue along, passing Sir William Ramsey School (on the right) and then the property is located on the right hand side identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

Our client has informed us that there is a £170 yearly service charge for the maintenance of the front garden.

## COUNCIL TAX

Band D

## EPC RATING

C

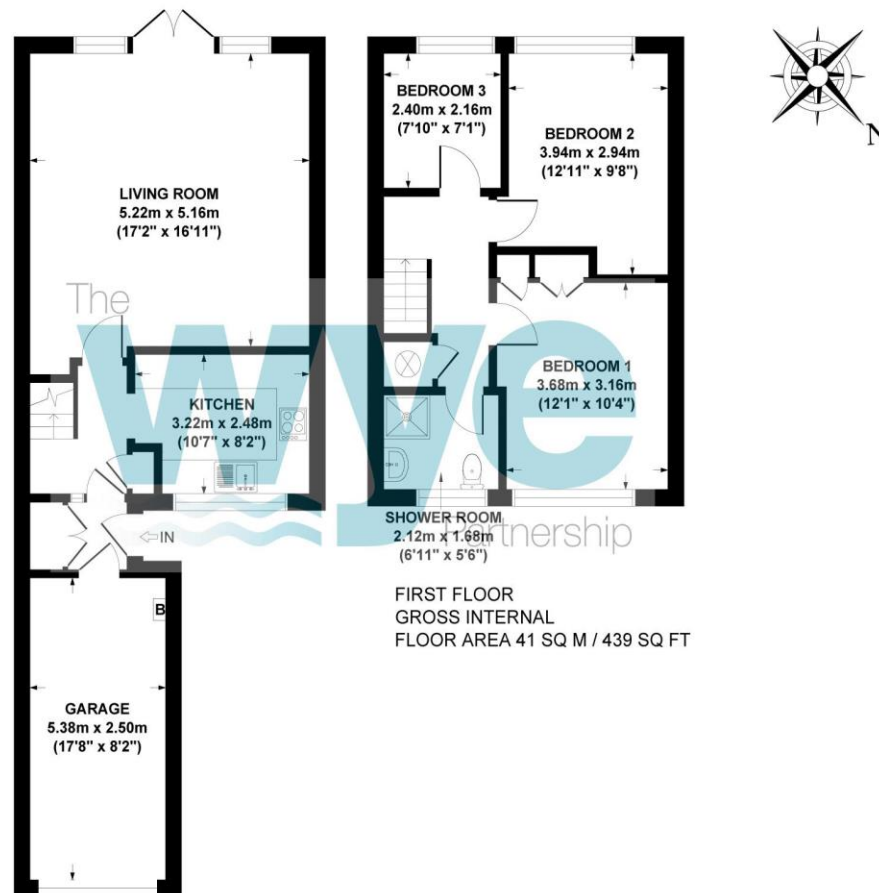
## MORTGAGE

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.*







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 41 SQ M / 439 SQ FT

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 57 SQ M / 610 SQ FT

**ROSE AVENUE, HAZLEMERE, HP15 7TQ**  
**APPROX. GROSS INTERNAL FLOOR AREA 98 SQ M / 1049 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership