





## Property Features

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- Non-Estate Link Detached Home
- NO ONWARD CHAIN
- Close to Hazlemere Crossroads
- Catchment of Sought After Schooling
- 3 Reception Rooms and Conservatory
- 3 Good Sized Bedrooms
- Fitted Kitchen with Granite Worktops
- Gardens of approx 60ft
- Parking for Several Cars and Garage
- EPC 59 D / Council Tax Band E

## Full Description

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An extended non-estate link detached home located close to open countryside and Hazlemere Crossroads. The property is coming to the market for the first time in just over 40 years and is within catchment of the highly regarded schools.

### Accommodation

Entrance Hall, Downstairs w.c. Living Room with Open Fireplace, Study/Home office with Open Fireplace, Dining Room, Modern Kitchen with Granite Worktops and fitted appliances and complimented by a Utility Room, Large Conservatory to the rear with bi-fold doors opening on to the rear Garden. To the first floor there are 3 good sized Bedrooms and a Family Bathroom.

### Outside

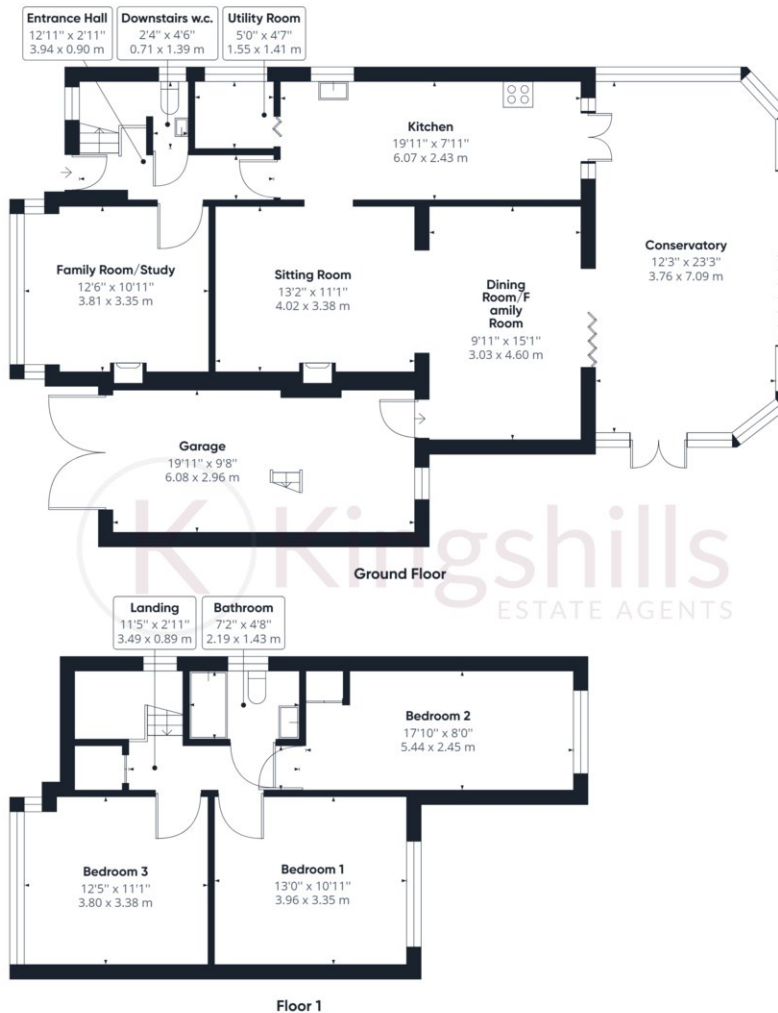
To the front of the property there is a driveway that houses parking for several cars and serves the Garage which has light and power and storage in the roof void. To one side of the property there is access to the rear Garden which stretches approx 60 ft in length and is enclosed by fencing and hedging for a high degree of privacy and security. There is also a decking area for entertaining.











Approximate total area<sup>(1)</sup>

1722.31 ft<sup>2</sup>

160.01 m<sup>2</sup>

(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements