



18 Hawthorn Crescent, Hazlemere, Buckinghamshire, HP15 7PJ

A lovely, two bedroom, ground floor maisonette located in Hazlemere close to the local shop and good schooling.

Ground Floor Maisonette | Entrance Hall | Two Double Bedrooms With Fitted/Built In Cupboards | Large Lounge | Dining Room | Fitted Kitchen | Bathroom | Double Glazing | Gas Central Heating | Tastefully Decorated | Communal Garden | Garage | Parking | Long Lease | No Onward Chain |

A spacious, ground floor maisonette, which benefits from a garage and long lease. Inside this good size property is an initial hall with cupboard housing a modern combi boiler. There is a 20ft dual aspect lounge and a separate dining area, which potentially could be a study or third bedroom. The kitchen is fitted with wall and base units, integrated appliances and overlooks the garden. There are two double bedrooms with fitted/built-in cupboards and a bathroom with a three piece suite comprising of a low level W.C., wash hand basin and shower. The communal garden is shared with three other properties, is gated and mainly laid to lawn. Other benefits include double glazing and gas central heating.

Price... Offers in Excess of £300,000

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



LOCATION

Part of ever popular Manor Farm development... Sought after road... Local Co-op convenience store a short level walk... Local amenities include doctors and dental surgery and library... Local shops at Hazlemere Crossroads include a pharmacy, Tesco Express and Little Waitrose.... Extensive range of shops in near-by Park Parade, which include a supermarket and coffee shops... Catchment area for good schools that cater for children of all ages... Catchment for the excellent Grammar Schools... Buses pass nearby serving High Wycombe (2.5 miles) with 25 minutes train to London... London trains also from Beaconsfield (4 miles) and Amersham (5 miles)... Three M40 access points within 10/15 minute drive... Countryside surrounds the local villages....

DIRECTIONS

From the Hazlemere office of The Wye Partnership, leave the crossroads along the Penn Road (B474) and take the second turning right into Rose Avenue. Continue along as the road bears to the left (passing Sir William Ramsey School on the right) and then as you reach the shops turn right into Hawthorn Crescent. Continue along and the property can be found on the right hand side.

ADDITIONAL INFORMATION

We have been informed the lease has approx 940 years left and there is a maintenance charge of £240 per year to cut grass/trees and look after the service road.

COUNCIL TAX

Band C

EPC RATING

D

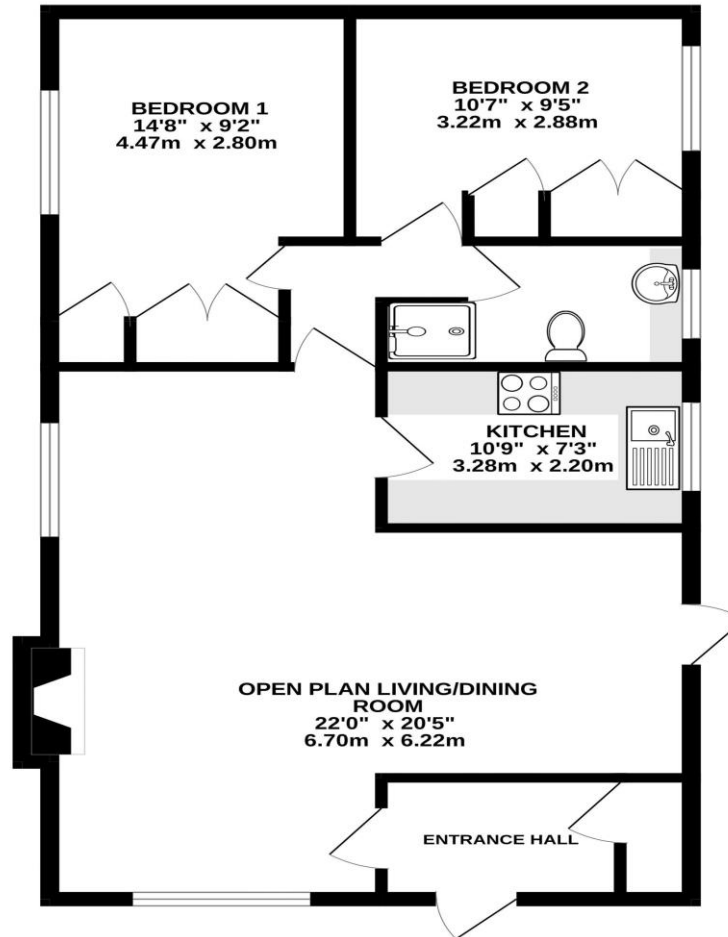
MORTGAGE

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.



GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership