



36 Roberts Ride, Hazlemere, Buckinghamshire, HP15 7AD

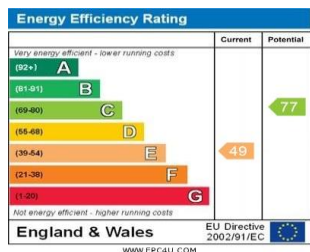
A lovely family house located in the ever popular Cedar Park area of Hazlemere, which is close to shops and local amenities.

Semi-Detached House | Garage | Entrance Hall | Living Room | Dining Room | Conservatory | Kitchen | Cloakroom | Three Bedrooms | Bathroom | Double Glazing | Gas Central Heating | Private Garden With Gated Side Access |

A well presented, Cedar Park, semi-detached house, which comes to market in good condition throughout and is in catchment of the desirable Cedar Park School. There is an initial entrance hall with cloakroom to the side and then through to the living room, which has a large double glazed window to front aspect and leads on to the dining room. The kitchen has been fitted white gloss wall and base units, integrated double oven, gas hob and larder cupboard. The rear of the house has a full width conservatory, which is currently part study, part utility room. Upstairs, are three good size bedrooms with fitted wardrobes and a large bathroom comprising of a three piece suite. The garden is private and has a gated side access, a decking area, shed and electric point, as well as access to the single garage, which has a power point and a new roof. Other benefits include double glazing and gas central heating. Overall, this is a fabulous family house, which must be viewed to be appreciated.

Price... £499,800

Freehold



LOCATION

Popular Cedar Park location.... Park Parade nearby with excellent shopping facilities which include supermarket, pharmacy, coffee shops etc.... Catchment area for Cedar Park School.... Catchment for excellent Grammar schools.... Local amenities include a library, Doctor and Dentist Surgery.... Buses to High Wycombe (2 miles) and Amersham (5 miles).... 25 minute London trains from the former, 37 minute London trains from the latter plus London service from Beaconsfield (5 miles).... Three M40 accesses 10/15 minute drive.... On the doorstep of open countryside....

DIRECTIONS

From the Hazlemere office of the Wye Partnership proceed down the Holmer Green Road and take the second turning left into Cedar Avenue. Take the first turning right into Roberts Ride, continuing along and the property can be found on the right hand side identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

E

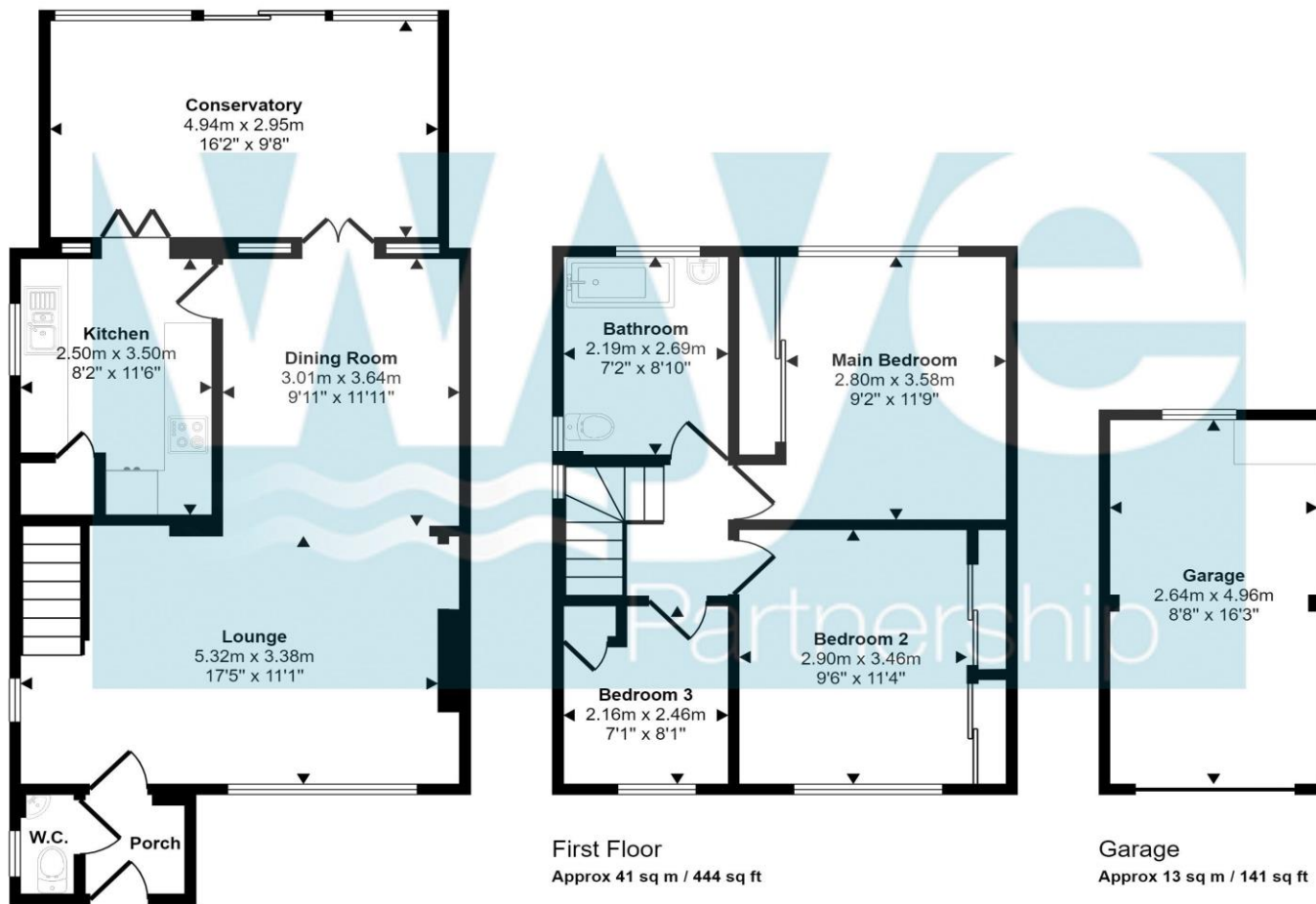
MORTGAGE

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.



Approx Gross Internal Area
114 sq m / 1227 sq ft



Ground Floor
Approx 60 sq m / 642 sq ft

First Floor
Approx 41 sq m / 444 sq ft

Garage
Approx 13 sq m / 141 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership