



31 Rose Avenue, Hazlemere, Buckinghamshire, HP15 7PH

A three bedroom maisonette superbly located on the Manor Farm development for the local shop and schools and benefits from a very long lease and garage.

1970s Built Spacious Maisonette | Three Bedrooms | Modern Fitted Kitchen | Modern Bathroom | Dual Aspect Living Room | Double Glazing | Gas Central Heating | Boarded Loft | Communal Gardens | Garage | Leasehold With Long Lease | Low Maintenance Charge |

A large first floor maisonette, which comes to market in good condition and is situated on the very popular Manor Farm development in Hazlemere. The initial hallway has a store cupboard housing the gas boiler and then there is a large living room with dual aspect double glazed windows. There are three bedrooms, although one is currently being used as a dining room but could also be used as a home study or children's playroom. The fitted kitchen comprises of white wall and base units with double glazed window to a rear aspect and there is a modern bathroom with a three piece suite. The property has gas central heating throughout, as well as double glazing and a gated communal garden. This maisonette benefits from a single garage, a long lease and low maintenance charge; making it a must see property!

Price... £310,000

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)			
Energy efficient	B		
(81-91)			
Decent	C		
(69-80)			
Needs some work	D		
(55-68)			
Needs more work	E		
(39-54)			
Very poor	F		
(21-38)			
Extremely poor	G		
(1-20)			
Not energy efficient - higher running costs		68	76

England & Wales EU Directive 2002/91/EC
www.epc4u.com



LOCATION

A superb maisonette close to the popular Manor Farm infant/junior school.... Just yards from a small parade of shops which includes a Co-op mini supermarket.... More extensive amenities at Hazlemere Crossroads which is a few minutes' walk, including doctors, dentist, library, restaurants Tesco Express and Little Waitrose.... On the bus route to High Wycombe, 2 miles, with 25 minute London trains.... Commuter services also available at Beaconsfield, 4 miles, and Amersham 5 miles.... 3 M40 access points an approximate 10/15 minute drive....



DIRECTIONS

In an approach from The Wye Partnership office at Hazlemere Crossroads, take the Penn Road towards Beaconsfield and turn second right in to Rose Avenue. Continue along passing Sir William Ramsay Secondary School on the right and then Manor Farm Primary School on your left and then just before reaching the parade of shops the property will be found on the right, identified by a Wye Partnership 'For Sale' board.



ADDITIONAL INFORMATION

Our client has advised us that there is a yearly maintenance charge of £230. The lease has approx 950 years remaining.

COUNCIL TAX

Band C

EPC RATING

D

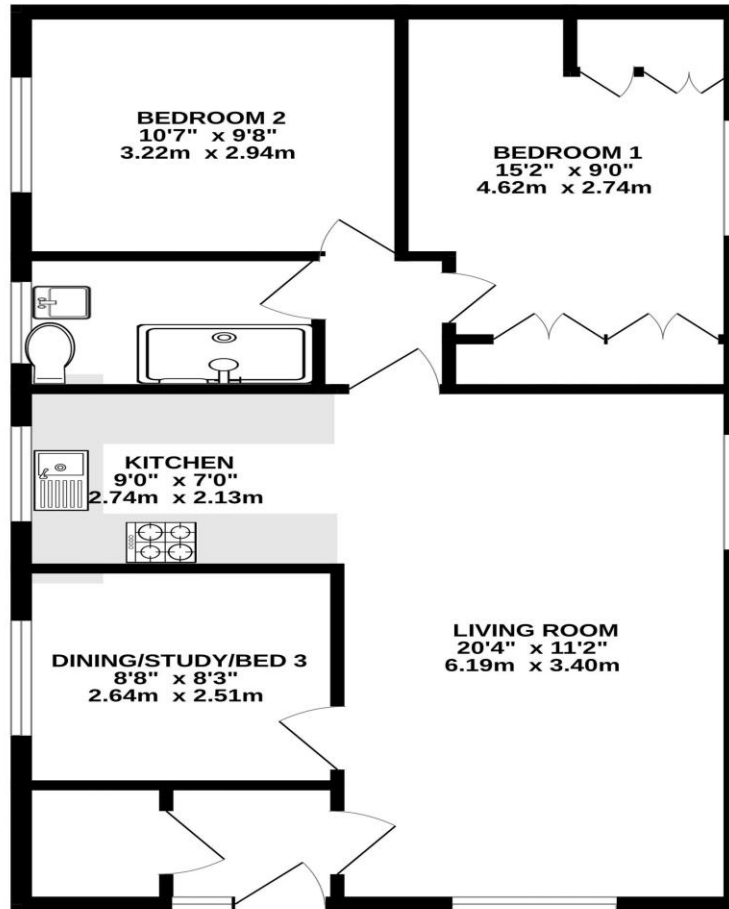
MORTGAGE

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
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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