



31 Hill Avenue, Hazlemere, Buckinghamshire, HP15 7JX

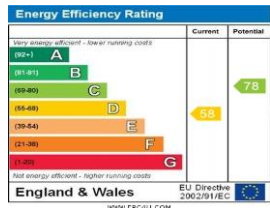
*A completely modernised, four-bedroom, detached family house with driveway parking, single garage and located in a quiet road in the popular village of Hazlemere.*

Extended Detached Family House | Updated By The Current Owners | Complete Electrical Rewire | Block Paved Driveway Parking | Single Garage With Utility Area | Car Charging Point | Landscaped Private Garden With Gated Access | Storm Porch | Entrance Hallway With Tiled Flooring | Cloakroom | Stunning Open Plan Kitchen With Underfloor Heating | Study/Play Area | Four Bedrooms | Beautiful Modern Bathroom | Modern Double Glazing |

A fabulous, detached house, which has been extended, improved and updated to an exceptionally high standard throughout and located in Hazlemere, close to good schooling and local amenities. To the front, is a block paved driveway leading to the garage (currently being used as a gym), which has plumbing for a utility area and door access to the rear garden. A storm porch covers the entrance to the house and once inside there is a tiled floor hallway and cloakroom. There is a stunning open plan kitchen fitted with shaker style wall and base units, quartz worktops, underfloor heating and access to the study/children's play area with French doors leading to the garden. The living room is of an excellent size, with feature fireplace and large double glazed windows allowing light to flow through. Upstairs are four good size bedrooms and a luxury fitted bathroom comprising of a low level W.C., wash hand basin and bath with shower over. Outside to the rear, is a landscaped private garden with an initial Indian sandstone patio, lawn, new fencing, privacy hedging and a gated access back to the front of the property. The property has been tastefully decorated, has modern double glazing installed, as well as a car charging point, and must be viewed to be appreciated.

**Price... £625,000**

Freehold



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## LOCATION

Quiet road in the heart of Hazlemere village.... 5/10 minute walk to Hazlemere Crossroads with shops, Doctor, Dentist and library.... Park Parade only a 3 minute walk away with more extensive shopping plus Doctor, pharmacy, supermarket, coffee shops etc.... Catchment for good Infant and Junior School.... Senior Schools at Hazlemere and Holmer Green.... Catchment for the excellent Grammar Schools.... Buses pass the end of road serving High Wycombe (2 miles) and Amersham (4 miles).... 25 minute London trains from the former, 37 minute service from the latter and also trains from Beaconsfield (5 miles).... Three M40 access points within 10/15 minute drive....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the Crossroads along the Holmer Green Road and at the mini roundabout take the second exit onto Sawpit Hill. Proceed up the hill and take the first right turn into Laceys Drive. Continue along, turning right into Hill Avenue and then the property can be found on the right hand side identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

D

### MORTGAGE

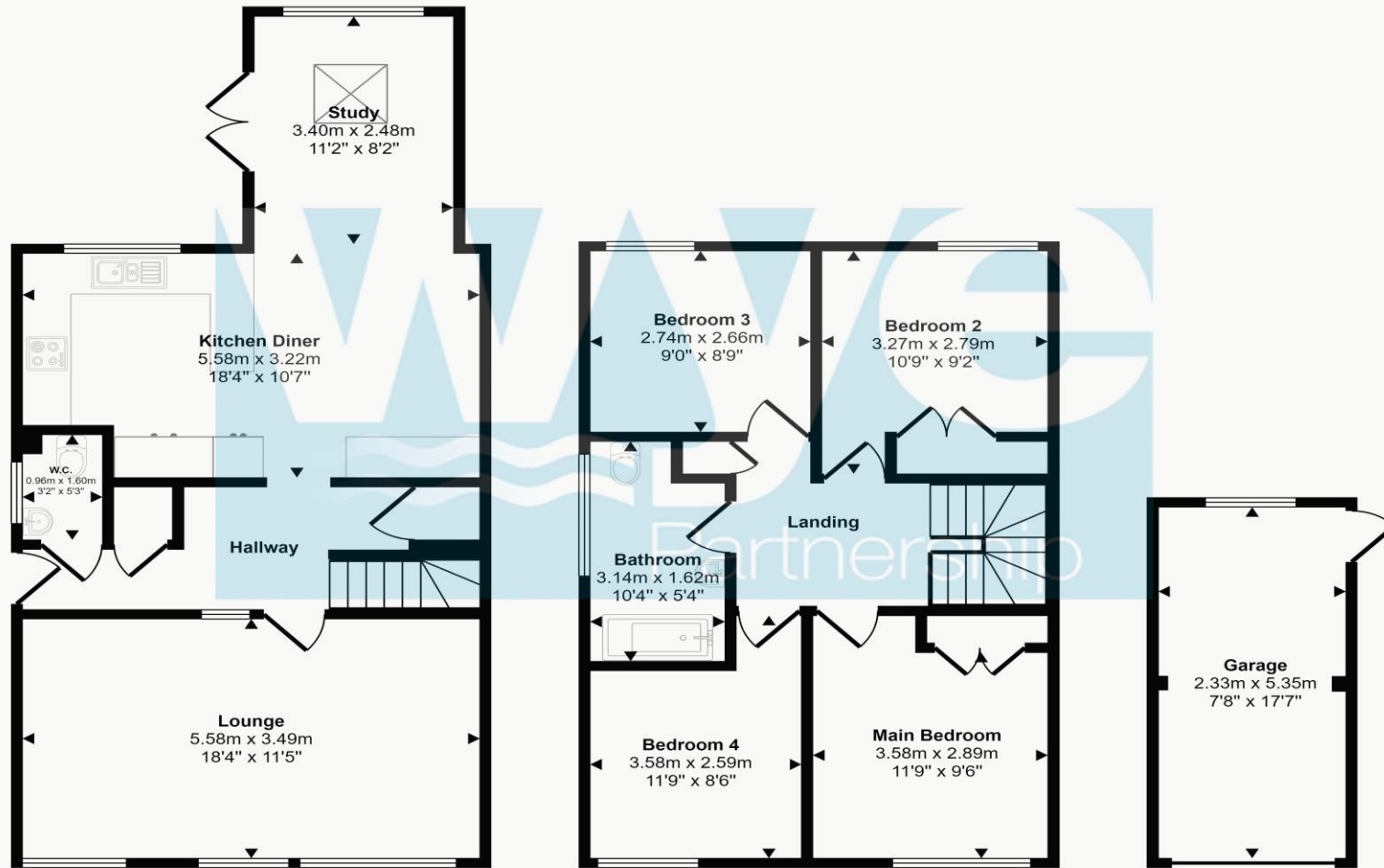
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

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Approx Gross Internal Area  
123 sq m / 1328 sq ft



**Ground Floor**  
Approx 60 sq m / 650 sq ft

**First Floor**  
Approx 51 sq m / 548 sq ft

**Garage**  
Approx 12 sq m / 130 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