



35 Park Lane, Hazlemere, Buckinghamshire, HP15 7HZ

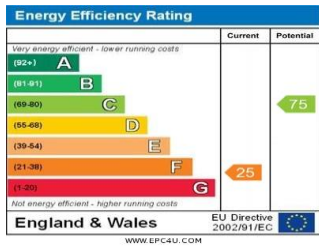
*Great Opportunity to buy this 1930's semi-detached family home, in a fine non-estate location.*

Fine 1930's Semi-Detached House | Superb Non-Estate Location | Ideal Project, As Requires General Modernisation And Improvement | Gas Fired Radiator Central Heating | Sealed Unit Double Glazing | Good Size Entrance Hall | Fine Bay Windowed Through Lounge/Dining Room | Kitchen/Breakfast Room | Three Bedrooms | Family Bathroom | Separate WC | Driveway | Large South Facing Rear Garden |

1930's bay windowed semi detached house, offering scope for improvement and extension (STPP), if required and has gas radiator central heating and sealed unit double glazing. The spacious accommodation comprises, large entrance hall, through bay windowed lounge/dining room, good size kitchen/breakfast room, three bedrooms, family bathroom and separate WC. To the outside, there is a driveway to the front and a large, private rear garden, that enjoys a southerly aspect.

**Price... £525,000**

Freehold



---

## LOCATION

Park Lane is an exceptionally popular non-estate road with homes of varied styles and sizes.... Close to a wide range of facilities within a few minutes' walk.... Among Hazlemere's amenities are a selection of shops, well regarded schools (catering for children of all ages), Doctors, dentist, library and churches.... Buses nearby serving High Wycombe 2.5 miles with 25 minute London trains.... Beaconsfield and Amersham are both about 4.5 miles and three M40 access points are 10/15 minutes' drive....

## DIRECTIONS

In an approach from Hazlemere Crossroads, leave towards Amersham on the Amersham Road (A404) and Park Lane is the second turning left. The property will be found on the right hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

F

### MORTGAGE

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

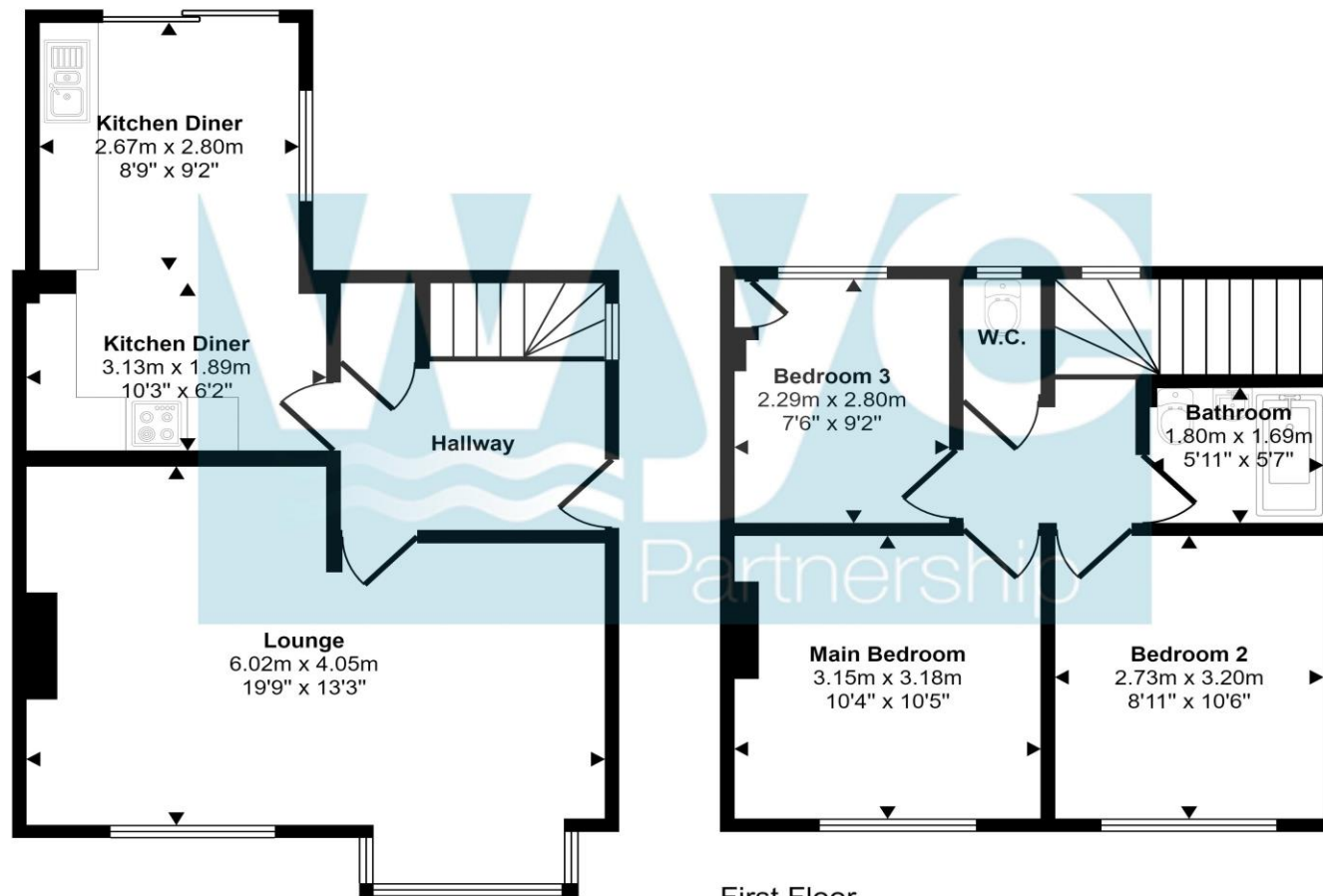
---

*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  
83 sq m / 891 sq ft



Ground Floor  
Approx 46 sq m / 494 sq ft

First Floor  
Approx 37 sq m / 397 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.

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership