



2 Clouds Close, Hazlemere, Buckinghamshire, HP15 7AE

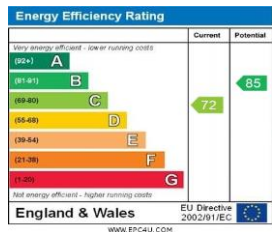
A modernised semi-detached family house located in the much sought after Cedar Park area of Hazlemere with No Onward Chain.

Extended Semi-Detached House | Modernised Throughout | Enclosed Porch | Entrance Hallway With Underfloor Heating | Cloakroom | Living Room With Underfloor Heating | Kitchen With Dining Area | Three Bedrooms | Beautiful Family Bathroom | Driveway Leading To A Single Garage | Private South Facing Rear Garden | Gated Side Access From Garden | Gas Central Heating | Double Glazing | No Onward Chain |

This semi-detached property has been subject to a complete update, coming to the market in excellent condition and is located on a quiet cul-de-sac, in catchment for the popular Cedar Park School. The accommodation comprises of an initial enclosed porch, which leads through to the entrance hall with underfloor heating and cloakroom. There is a large open plan living room/dining room with underfloor heating and kitchen, which is fitted with modern white gloss wall and base units, integrated appliances and a new patio door providing access to the garden. Upstairs, are three good size bedrooms and a fabulous modern four piece suite bathroom comprising of a low level W.C., wash hand basin, bath and separate shower. To the outside, at the front is a driveway leading to a single garage and to the rear is a private, south facing garden, which has an initial patio and then mainly laid to lawn with a gated side access. Other benefits include double glazing, gas central heating. This property also comes with No Onward Chain.

Price... £499,000

Freehold



LOCATION

Located in a lovely quiet Cedar Park cul de sac... Park Parade nearby with excellent shopping facilities which include supermarket, pharmacy, coffee shops etc.... Catchment area for Cedar Park School.... Catchment for the excellent Grammar schools.... Local amenities include a Library, Post Office, Doctor and Dentist Surgery.... Buses to High Wycombe (2 miles) and Amersham (5 miles).... 25 minute London trains from High Wycombe.... Underground station from Amersham with London trains plus London service from Beaconsfield (5 miles).... Three M40 accesses 10/15 minute drive.... On the doorstep of open countryside....

DIRECTIONS

In an approach from The Wye Partnership office at Hazlemere Crossroads, take the Holmer Green Road (signposted Holmer Green) and then turn second left into Cedar Avenue. Turn first right into Roberts Ride and then first left into Clauds Close and the property will be found on the left hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

C

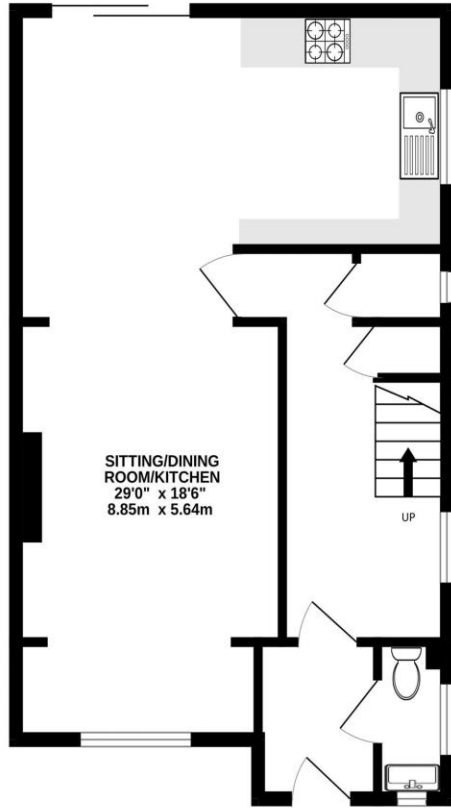
MORTGAGE

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

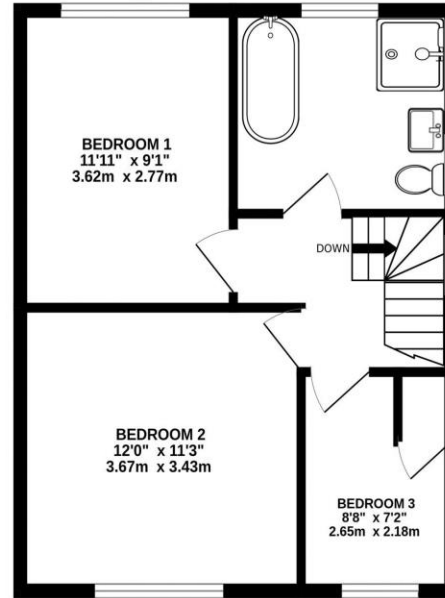
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



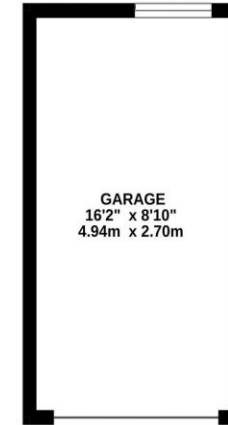
GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



2ND FLOOR
144 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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