



15 Almond Walk, Hazlemere, Buckinghamshire, HP15 7RE

A charming, detached, chalet bungalow located towards the end of a quiet cul-de-sac and comes to market with no onward chain.

Detached Chalet Bungalow | Quiet Cul-De-Sac | Driveway Parking | Entrance Hall | Fitted Kitchen | Living Room | Shower/Cloakroom | Three Bedrooms | En-Suite Bathroom To Principal Bedroom | Private Garden With Gated Side Access | Integral Garage | No Onward Chain |

This detached, chalet bungalow was built around 24 years ago and is presented in good order throughout. To the front there is driveway parking, which also serves the integral garage. The accommodation commences with a light entrance hall, which provides access to the whole of the ground floor, as well as an integral door to the garage, which could be converted into another reception room, if required. A large living room is located to the rear with French doors providing access to the garden and the kitchen, which also overlooks the garden, is fitted with wall and base units and integrated appliances and has door access to the side of the house. There is one downstairs bedroom, which could also be used as a dining room and a shower/cloakroom, which consists of a low level W.C., wash hand basin and shower cubicle. Upstairs, there are two further bedrooms, with the principal bedroom benefiting from built in cupboards and an ensuite consisting of a low level W.C., wash hand basin and bath. The rear has a mature garden, which is enclosed with fencing, has an initial patio and is then mainly laid to lawn with gated side access. Other benefits include gas central heating, double glazing and No Onward Chain.

Price... £585,000

Freehold

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92+1	A		83
81-91	B		
69-80	C		
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			

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



LOCATION

Situated on the ever popular Manor Farm Development.... In a small cul-de-sac, regarded by many as one of the best locations on the Manor Farm Development.... Convenient for the local amenities and good schools that cater for children of all ages... Catchment for the excellent Grammar Schools.... Local shops at the crossroads include a pharmacy, Tesco Express and Little Waitrose.... Buses pass through the development serving High Wycombe (2 miles) with a 25 minute service to London.... Train service to London from Beaconsfield (4 miles) and a 37 minute service is available from Amersham (5 Miles).... Three M40 access points are within 10/15 minutes' drive....

DIRECTIONS

From the Hazlemere branch of The Wye Partnership leave the crossroads along the Penn Road (B474) towards Beaconsfield and take the second turning right into Rose Avenue. Take the first left into Elder Way and then third left into Almond Walk. On entering Almond Walk, bear left and then right, and the property will be found on the left hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC REGISTER

D

MORTGAGE

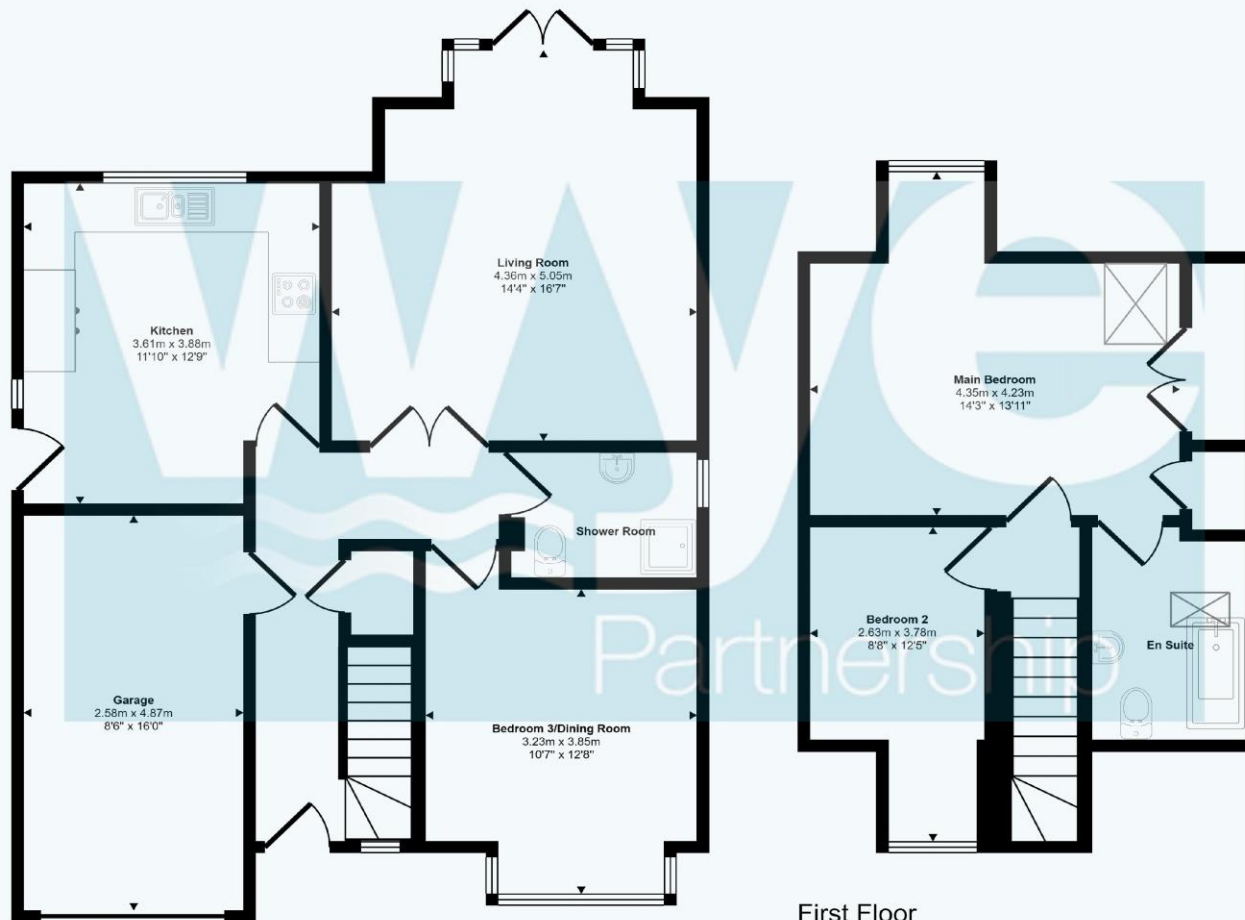
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.





Approx Gross Internal Area
108 sq m / 1157 sq ft



Ground Floor
Approx 73 sq m / 785 sq ft

First Floor
Approx 35 sq m / 372 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