



5 Redwood Close, Hazlemere, Buckinghamshire, HP15 7RD

A wonderful detached house with vast curb appeal and located on a quiet Hazlemere cul-de-sac, which has been extended by the current owners to provide a superb family home.

Extended Detached House | Entrance Hallway | Cloakroom With Utility Area | Kitchen/Breakfast Room | Large Living Room With Feature Gas Fireplace | Dining Room | Three Double Bedrooms With Fitted Wardrobes | Family Bathroom | Private Garden With Gated Side Access | Driveway Parking | Garage With Electric Up & Over Door | Double Glazing | Gas Central Heating |

First time to the market since 1976, is this lovely, detached family home, situated on a small cul-de-sac on the ever popular Manor Farm development. The property has a large driveway to the front providing parking for several cars and has access to a single integral garage. The entrance hallway is light and airy and there is a cloakroom with plumbing for a utility area. The house has been extended by the current owners to provide a large kitchen/breakfast room, which is fitted with shaker style wall and base units, integrated appliances and has rear door access to the garage. There is a large dual aspect living room and as part of the extension a dining room has been added on, which could also be used as a study or fourth bedroom. Upstairs are three double bedrooms all with fitted wardrobes and a family bathroom comprising of a low level W.C., wash hand basin and bath with shower over. Outside, to the rear, is a lovely private garden, which is mainly laid to lawn, patio, two sheds and a gated side access. A truly wonderful property not to be missed, so viewings highly recommended.

Price... Offers in Excess of £585,000

Freehold

Energy Efficiency Rating		Current	Potential
Energy efficiency class (based on the energy rating scale)			
39-44	A		
34-38	B		
29-33	C		B1
24-28	D		B2
19-23	E	E3	
14-18	F		
9-13	G		
Net energy without higher rating class			
England & Wales			
EU Directive 2002/91/EC			



LOCATION

Situated on the ever popular Manor Farm Development.... Small quiet cul-de-sac... Close to local shops which include Tesco Express and Little Waitrose.... Doctors and dentist within Hazlemere.... Quiet family orientated area.... Convenient for good local catchment schools which cater for all ages.... Catchment for the excellent Grammar Schools.... Close to local bus route to both High Wycombe and Beaconsfield.... Three M40 access points are little more than a ten minute drive.... Fast London trains from High Wycombe (3 miles) Beaconsfield (4.5 miles) and Amersham (5 miles)....



DIRECTIONS

From the Hazlemere branch of The Wye Partnership proceed along the Penn Road (B474) and take the second turning right into Rose Avenue. Take the first left into Elder Way and take second left into Redwood Close and the property will be found in the corner on the right.



ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

D

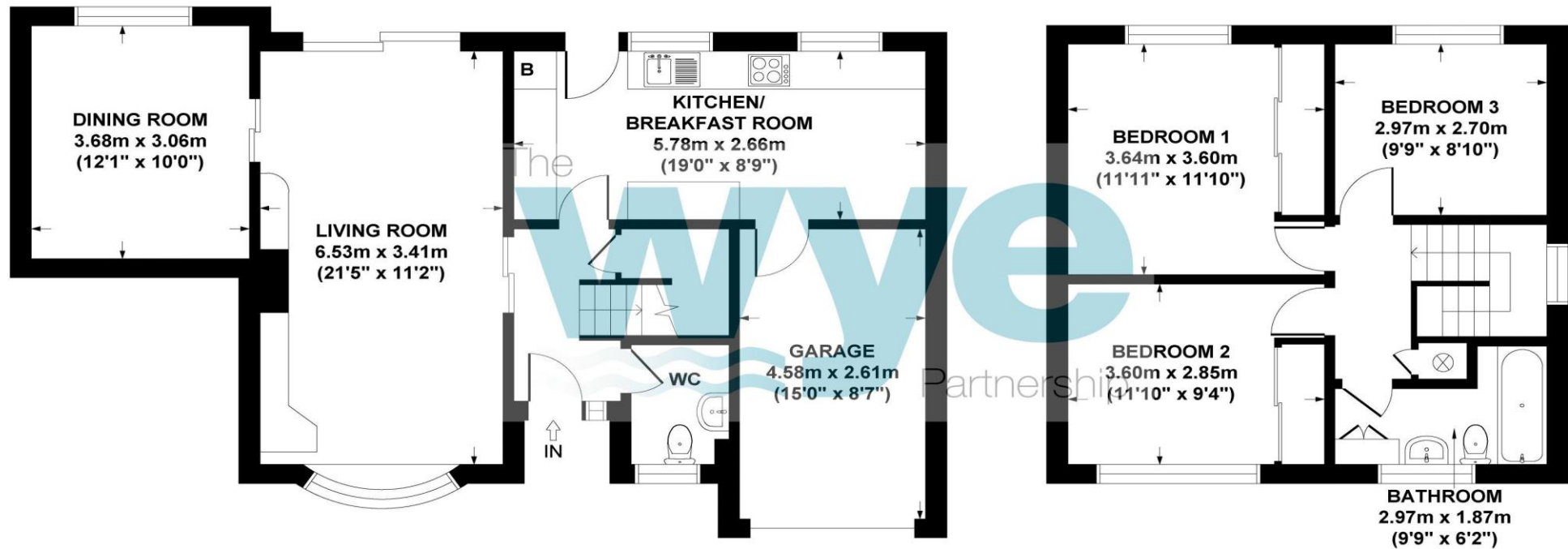
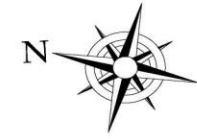
MORTGAGE

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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 61 SQ M / 655 SQ FT

GARAGE
GROSS INTERNAL
FLOOR AREA 12 SQ M / 129 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 45 SQ M / 480 SQ FT

REDWOOD CLOSE, HAZLEMERE, HP15 7RD
APPROX. GROSS INTERNAL FLOOR AREA 118 SQ M / 1264 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership