



6 Ashtree Walk, Hazlemere, Buckinghamshire, HP15 7TG



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## *A splendid end of terrace facing a walkway on popular Manor Farm Development with no upper chain!*

A Fine Family House, Superbly Located On A Walkway | 1970's Built End Of Terrace With Outline Planning To Extend To The Side | Gas Fired Radiator Central Heating | Sealed Unit Double Glazing | Entrance Porch | Through Lounge/Dining Room With New Flooring | Kitchen | Three Bedrooms | Family Bathroom | Level Gardens That Are Wider Than Average Thus Proving Scope To Extend | Single Garage | Rear Garden | Driveway Parking | No Upper Chain |

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Planning Permission for two storey side extension and single storey front extension – 23/07745/FUL.

A well presented, end of terrace property with outline planning to extend to the side and situated on a walkway, which is part of the ever popular Manor Farm Development. The property features gas fired radiator central heating and sealed unit double glazing. The property is offered with no upper chain and the accommodation in brief comprises; entrance porch, large through lounge/dining room with patio doors opening to the rear gardens, kitchen, three good bedrooms and a family bathroom. To the outside, there is an enclosed rear garden with gated side access and personal door access to the single garage, which is approached to the rear via a service road.

**Price... £399,950**

Freehold

Energy Efficiency Rating	
Current	Potential
Energy efficiency class (lower ratings cost less)	
A (92+)	87
B (81-91)	
C (69-80)	74
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc-uk.com	





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## LOCATION

Excellent location on the ever popular Manor Farm Development... Close to local shops... Excellent local amenities which include Post Office, Doctors, Dentist and library all available in Hazlemere... Extensive range of shops in nearby Park Parade which include Supermarket, Chemist and Cafe... Convenient for popular Schools both a short walk... Catchment area for an excellent range of Grammar Schools... Buses pass through the development serving High Wycombe (2.5 miles) with 25 minute trains to London... Beaconsfield (4 miles) with London service... Amersham (4.5 miles) with a London service including Underground... Three M40 access points within a 10/15 minute drive... on the fringes of beautiful countryside...

## DIRECTIONS

From the Hazlemere office of Wye Residential leave the crossroads along the Penn Road and take the second turning right into Rose Avenue. Follow this road along and Ashtree Walk will be found on the left hand side. The property is located to the left hand side of the walkway, clearly identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

D

### EPC RATING

C

### MORTGAGE

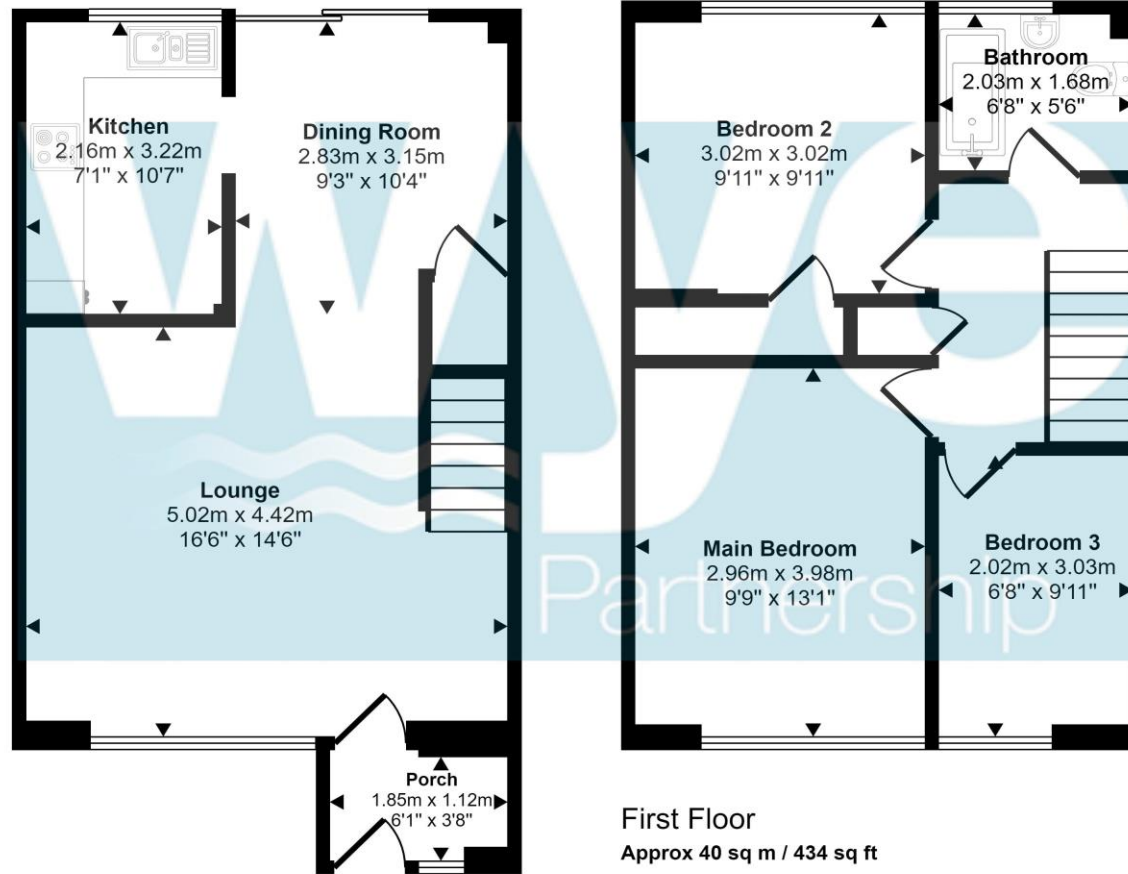
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

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Approx Gross Internal Area  
82 sq m / 885 sq ft



**Ground Floor**  
Approx 42 sq m / 451 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