



29a Sawpit Hill, Hazlemere, Buckinghamshire, HP15 7DE



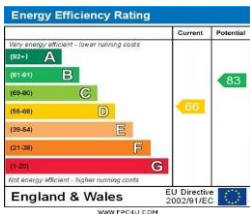
*A wonderful, link-detached house, located in the popular village of Hazlemere with ample driveway parking and 100ft garden.*

Originally Built Mid 1970's | Link Detached | Storm Porch | Three Double Bedrooms On First Floor | Bedroom Four/Study Downstairs | Bedroom Five/Dining Room Downstairs | Modern Family Bathroom | Modern En-Suite To Principal Bedroom | Light And Airy Hall | Lounge With Underfloor Heating and Bi-fold Doors To Garden | Modern Kitchen/Breakfast Room With Underfloor Heating | Cloakroom | Utility Room | Double Glazed | Gas Central Heating | New Boiler | Tastefully Decorated | Resin Driveway | Ample Off Street Parking | 100ft Rear Garden |

A spacious and extended link-detached, family house with a large amount of accommodation, set over two floors. To the front of the property is a large driveway with ample parking for several cars and there is an initial storm porch ahead of the front door. Once inside, there is a good size hallway, which leads to the majority of the ground floor. The kitchen has underfloor heating and has been refitted with wall and base units and there is ample space for a dining table and chairs. The living room also benefits from underfloor heating and has bi-fold doors leading the private garden; there is a separate utility room and cloakroom. There are two more reception rooms, which could be used as fourth/fifth bedrooms or a study/dining room/children's playroom. Upstairs, are three good size bedrooms, a family bathroom, ensuite shower room and a light filled landing. Outside to the rear, is a large garden stretching about 100ft, which is mainly laid to lawn with a brick-built storeroom and side access. Overall, this is a large property with spacious and versatile accommodation and benefits from gas central heating and double glazing.

**Price... £685,000**

## Freehold





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### LOCATION

To the Holmer Green side of the village.... 3 minutes' walk from the Park Parade with excellent shopping facilities which include a supermarket, pharmacy and coffee shops etc.... 5 minute walk to Holmer Green village center.... Catchment area for good Infant, Junior and Secondary Schools.... Catchment for the excellent Grammar Schools.... Buses to High Wycombe (2 miles) and Amersham (5 miles).... 25 minute London trains from the former, 37 minute London trains from the latter plus also a London service from Beaconsfield (5 miles).... Three M40 accesses 10/15 minutes.... Contrastingly, open countryside a few minutes' walk away....

### DIRECTIONS

From the Hazlemere office of The Wye Partnership, leave the Crossroads along the Holmer Green Road and at the mini-roundabout take the second exit into Sawpit Hill. Continue along and the property will then be found a short distance along on the left hand side.

### ADDITIONAL INFORMATION

#### EPC RATING

D

#### COUNCIL TAX

Band E

#### MORTGAGE

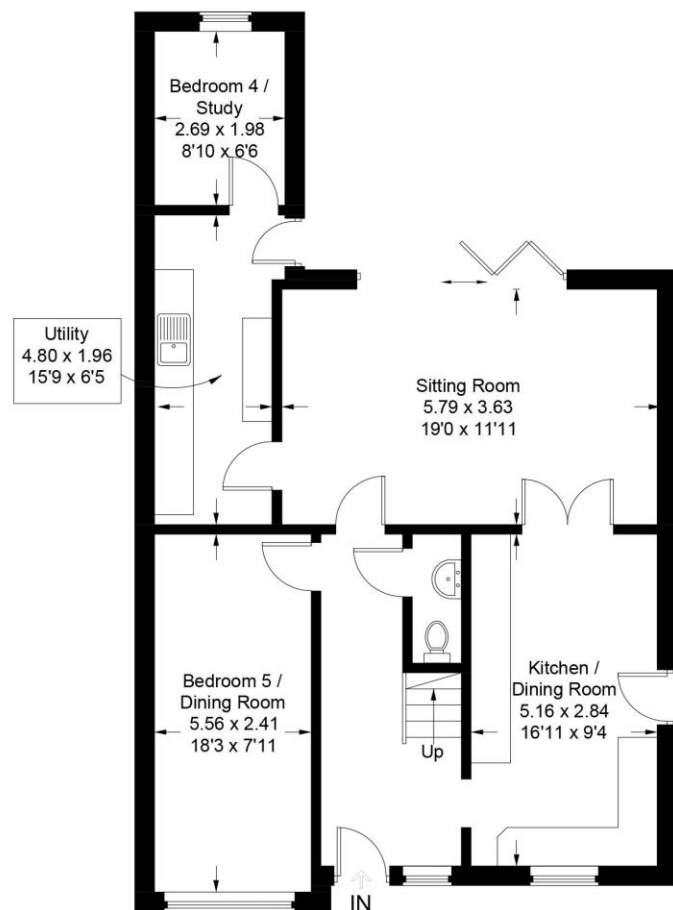
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

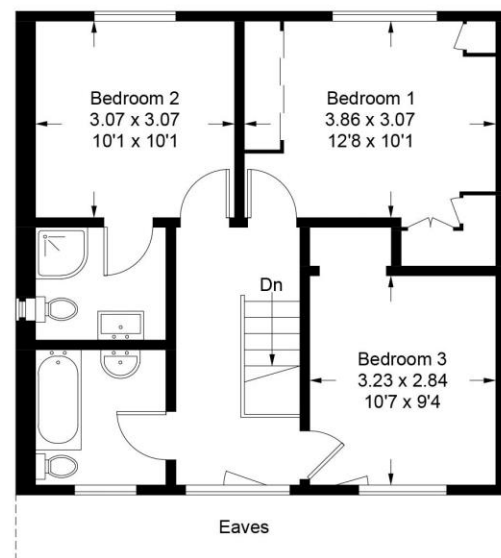
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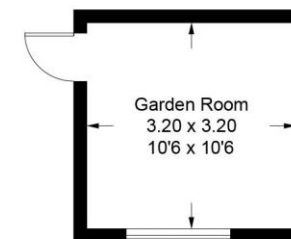
Approximate Gross Internal Area  
 Ground Floor = 78.7 sq m / 847 sq ft  
 First Floor = 50.8 sq m / 547 sq ft  
 Garden Room = 10.2 sq m / 110 sq ft  
 Total = 139.7 sq m / 1,504 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership