



9 Grange View, Hazlemere, Buckinghamshire, HP15 7HQ

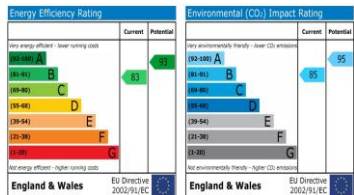
Beautifully fitted and presented town house in select cul-de-sac with deceptively spacious accommodation that must be viewed to be appreciated!

2012 built by Bellwood Homes | A firm of high repute | Fitted to an excellent standard and beautifully presented throughout | Gas radiator and under floor heating plus sealed unit double glazing | Entrance hall and spacious cloakroom | Attractive lounge | Stunning 'L' shaped open plan, kitchen/breakfast/dining room/conservatory | To the first floor two bedrooms are provided that includes the master bedroom and luxury ensuite shower room and the family bathroom | The second floor finds the third bedroom with the benefit of a night cloakroom | Outside the gardens are attractively laid and parking is provided to the front.

A wonderful Bellwood Homes built town house part of a small select development in Hazlemere. The property has been fitted to an excellent standard and is beautifully presented throughout. Featuring gas fired central heating and sealed unit double glazing. Hall, Large cloakroom, attractive lounge and stunning open plan 'L' shaped kitchen breakfast/dining room/conservatory. Master bedroom and luxury ensuite shower room, bedroom two and luxury family bathroom also located on the first floor. To the second floor the guest bedroom three and night cloakroom are provided. Attractive newly landscaped gardens and allocated parking - A must see property.

Price... £479,950

Freehold



LOCATION

A small new development of only 14 properties, on the very edge of this quiet, mature cul-de-sac of less than two dozen bungalows and houses.... Buses pass the end of the road to Amersham (5 miles) and High Wycombe (2½ miles).... 33 minute London trains from High Wycombe and fast commuter trains from Beaconsfield and Amersham.... Three M40 access points within 10 minutes or so.... 5 Minute level walk to amenities centered around Hazlemere crossroads including shops, pharmacy, library, doctors, dentist and bank.... Countryside walks nearby.... Catchment area for Cedar Park School for 5 plus and 7 plus.

DIRECTIONS

From the Hazlemere office of Wye Residential leave the crossroads along the Amersham Road A404 towards Amersham and take the first turning left into Lester Grove. Take the first right into Grange View and Honeysuckle Cottage will be found a short distance along on the right hand side.

ADDITIONAL INFORMATION

The property is located on a private road, which is owned via a Residents Management Company and each property on the estate has a single share in the management company. There is an annual service charge, which was £225.00 for 2017.

EPC RATING

B

COUNCIL TAX

Band E

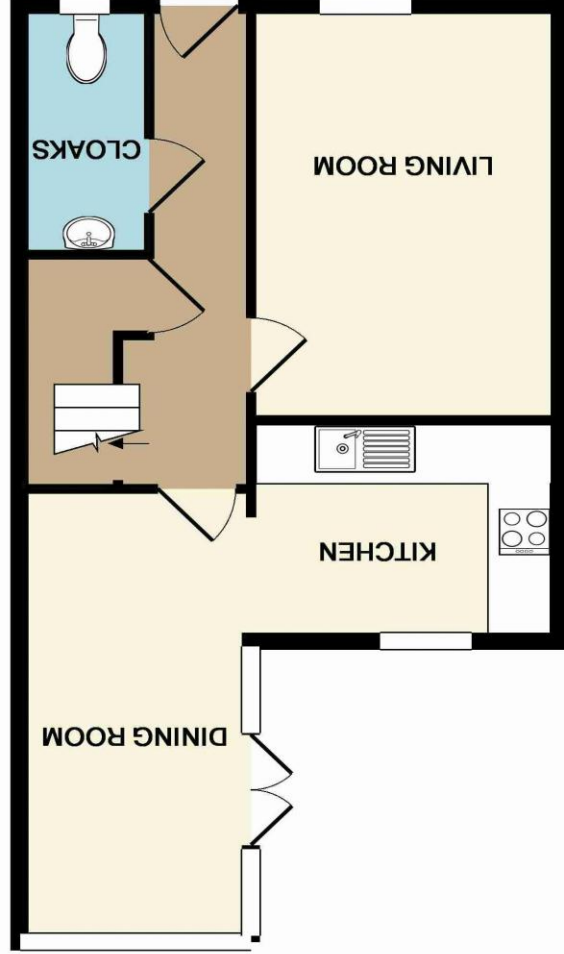
MORTGAGE

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

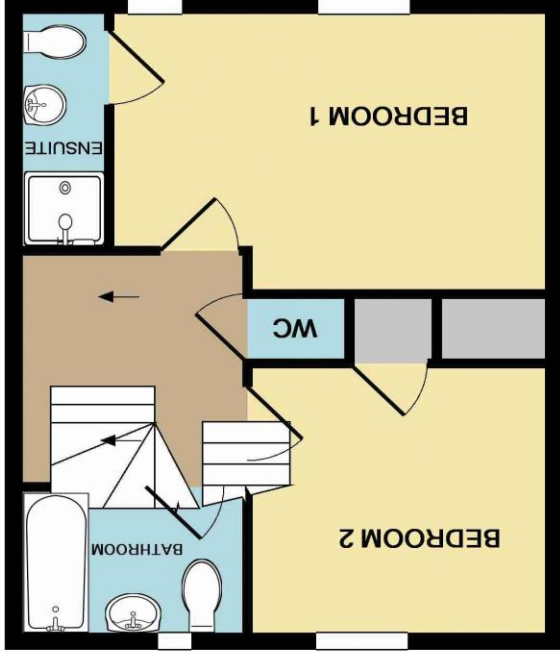
Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 952 SQ.FT. (88.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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2ND FLOOR
APPROX. FLOOR
AREA 157 SQ.FT.
(14.6 SQ.M.)

