



wye
Partnership
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FOR SALE
01494 711 284

102 Roberts Ride, Hazlemere, Buckinghamshire, HP15 7AN

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A five bedroom family house, located on the popular Cedar Park area of Hazlemere, close to all local amenities, good schooling and driveway parking.

Semi-Detached House | Enclosed Porch | Entrance Hallway | Large 19ft Living Room | Separate Dining Room | Conservatory | Fitted Kitchen | Utility Room | Cloakroom | Five Bedrooms | En-Suite To Principal Bedroom | Family Bathroom | Private Garden | Gated Side Access | Integral Garage | Driveway Parking | Gas Central Heating | Double Glazing |

A very well presented, semi-detached house, that has been extended into a large family home, which comes to market in good condition and is situated on the Cedar Park Development. The property has an initial enclosed porch and hallway with under stairs storage and a large 19ft dual aspect lounge with gas fire and leads onto the conservatory. There is a separate dining room, which could also be an ideal children's playroom and the kitchen overlooks the garden and is fitted with shaker style wall and base units, plus space for a table. From the kitchen, is a small inner hallway with a cloakroom, utility room, integral door to the garage and also door access to both the front and rear of the property. To the first floor, you will find three bedrooms and a modern family bathroom, as well as a large en-suite to the principal bedroom. To the second floor, there are two further bedrooms, both with a front aspect view. Outside, to the front, is driveway parking and then mainly laid to lawn (this could be made into a larger driveway), plus access via an up and over door to the garage. To the rear of the property, there is a lovely garden with an initial decked area and a pathway alongside the lawn leading to the lower decked area, two sheds, one of which has been made into a home bar. Other benefits include double glazing and gas central heating. There is over 1700 square feet of house here, which must be viewed to appreciate all that it offers.

Price... £600,000

Freehold

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
92-101	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-39	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive	2002/91/EC
<small>www.epc-uk.com</small>			



LOCATION

Popular Cedar Park location.... Park Parade nearby with excellent shopping facilities which include supermarket, pharmacy, coffee shops etc.... Catchment area for Cedar Park School.... Catchment for excellent Grammar schools.... Local amenities include a library, Doctor and Dentist Surgery.... 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 London service from Beaconsfield (5 miles).... Three M40 accesses 10/15 minute drive.... On the doorstep of open countryside....

DIRECTIONS

From the Hazlemere office of the Wye Partnership office proceed down the Holmer Green Road and take the second turning left into Cedar Avenue. Take the first turning right into Roberts Ride, continuing along and the property can be found on the right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

D

MORTGAGE

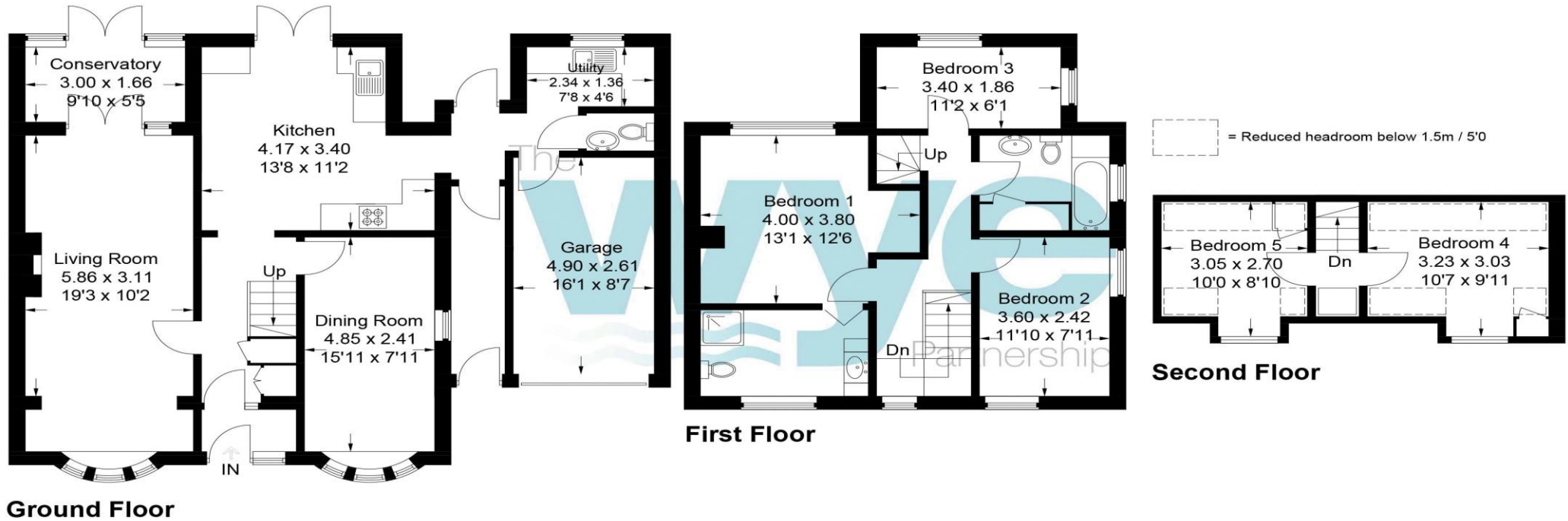
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



102 Roberts Ride

Approximate Gross Internal Area
Ground Floor = 81.5 sq m / 877 sq ft
First Floor = 51.3 sq m / 552 sq ft
Second Floor = 19.9 sq m / 214 sq ft
Garage = 13.1 sq m / 141 sq ft
Total = 165.8 sq m / 1,784 sq ft



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