



63 Rose Avenue, Hazlemere, Buckinghamshire, HP15 7TQ

A fabulous, extended family house presented to the market in excellent condition with three bedrooms, a large living/dining room, study/playroom and driveway parking.

Extended Family House | Entrance Hallway | Large Lounge/Dining Room | Modern Fitted Kitchen | Study/Playroom | Cloakroom | Three Bedrooms | Modern Bathroom | Driveway Parking | Part Garage (storage only) | Private Southerly Facing Garden With Gated Access | Double Glazing | Gas Central Heating |

Located on the ever popular Manor Farm Development with its excellent local amenities and schooling, is this extended terrace house, which has a welcoming hallway leading through to a large extended lounge with dining area and French doors to the garden. The kitchen is fully fitted with modern gloss wall and base units. The garage has been part converted and is currently a children's playroom, but could be also used as a study, and there is a modern downstairs cloakroom. Upstairs, there are three bedrooms (two with built in cupboards) and the modern bathroom comprising of a three piece suite with part tiled walls. The garden is southerly facing, private and on the flat, with an initial decking area and then laid with artificial grass and has a gate to the rear. The front of the property has driveway parking with access to the front part of the garage, which is now used for storage. Other benefits include gas central heating (new boiler) and double glazing. This property comes to market in wonderful condition and really must be seen to be appreciated.

Price... £465,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		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.epcr.gov.uk		



LOCATION

Situated on the ever popular Manor Farm Development.... Close to local shops, library, Doctors and Dentist.... Local shops include a Tesco Express, Little Waitrose and Asda Express.... Extensive shopping facilities in nearby Park Parade which includes a supermarket and coffee shops.... Convenient for good local 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 (5 miles) and Amersham (5 miles) has an Underground Train Station....



DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Penn Road towards Beaconsfield and take the second turning right into Rose Avenue. Continue along passing Sir William Ramsey School and then the property is located on the right hand side.



ADDITIONAL INFORMATION

Our clients have advised us that there is a yearly maintenance charge of £240 for the front garden and driveway.

COUNCIL TAX

Band D

EPC RATING

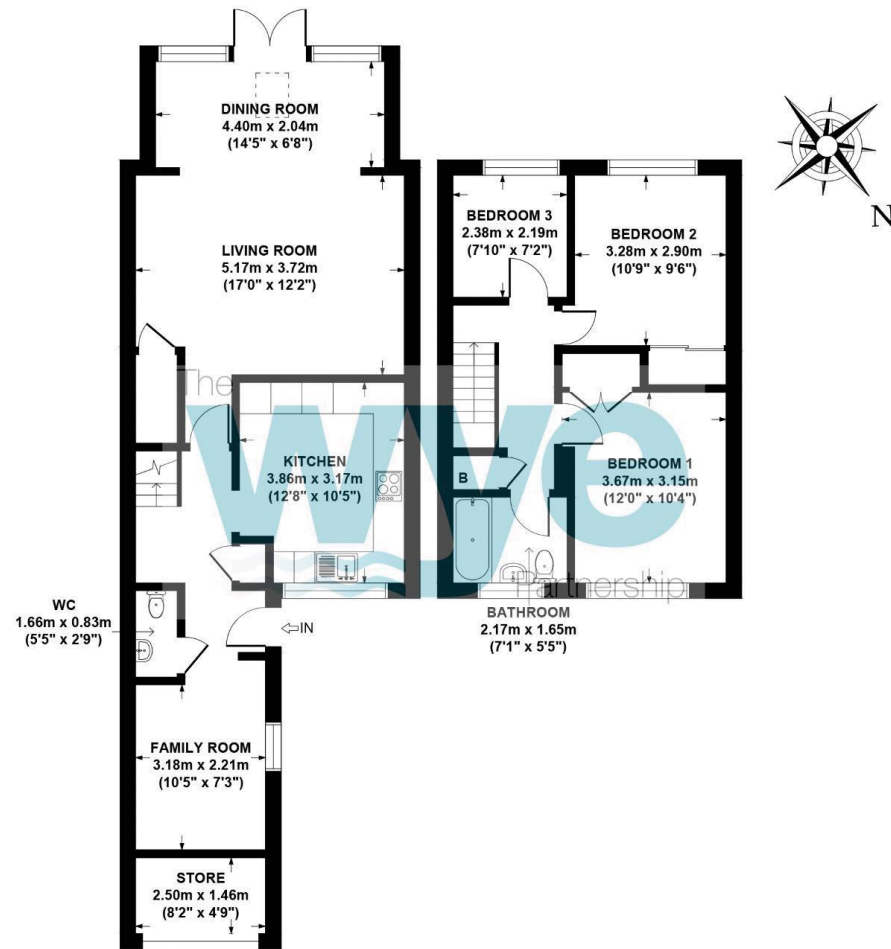
C

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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 67 SQ M / 722 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 41 SQ M / 444 SQ FT

ROSE AVENUE, HAZLEMERE, HP15 7TQ
APPROX. GROSS INTERNAL FLOOR AREA 108 SQ M / 1166 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership