



4 Hazlemere Court, Amersham Road, Hazlemere, Buckinghamshire, HP15 7HU



*A delightful house, located in a gated development with parking, private garden and close to all the local amenities. No Onward Chain.*

Modern End Terrace House | Allocated Parking | Gated Development | Private Garden With Summer House | Storm Porch | Entrance Hallway | Cloakroom | Living Room | Kitchen/Breakfast Room | Two Bedrooms | En-Suite Bathroom | Gated Side Access | Double Glazing | Gas Central Heating | No Onward Chain |

A lovely, end terrace house, which comes to market in good condition with no onward chain. The property has an initial storm porch through to the entrance hall, where there are two storage cupboards and a cloakroom. There is a good size kitchen/breakfast room fitted with wall and base units, plumbing for washing machine and dishwasher, plus ample space for a small dining table and chairs. The living room has a feature fireplace with surround and oversees the garden, which is accessed through patio doors. Upstairs is a large main bedroom with built in wardrobes and an en-suite bathroom and there is also a second bedroom, which could also be used as a study. To the outside, at the front is an allocated parking space, which quite comfortably accommodates two cars and to the rear of the property is a private garden with a block paved patio, artificial grass, summer house and a gated side access. Other benefits include electric gate entry, double glazing and gas central heating. This house is only one of four and are rarely available, so a viewing is highly recommended.

**Price... £425,000**

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		89
C	(69-80)		
D	(55-68)	67	
E	(39-54)		
F	(21-38)		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.RP-C4U.COM			





## LOCATION

Local shops and restaurants within walking distance at the crossroads includes a bank, pharmacy, Tesco Express and Little Waitrose.... Park Parade Centre has an extensive range of shops which include a supermarket and coffee shops.... Local amenities include Doctors, Dentist and library.... Small gated development close to open countryside.... Excellently placed for a choice of outstanding schools which cater for children of all ages.... Catchment for excellent local Grammar Schools.... Bus route nearby.... Three M40 access points only 10/15 minute drive.... Fast London bound trains available from High Wycombe (2 miles) Beaconsfield (4 miles) and Amersham (4 miles)....

## DIRECTIONS

From the The Wye Partnership office at the Hazlemere Crossroads, cross straight over the double mini roundabouts, A404 towards Amersham and just after the garage the development will be found on the left hand side identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

We have been advised by our client that the last yearly maintenance charge was £122.17 for the upkeep of the car park and communal area.

## COUNCIL TAX

Band C

## EPC RATING

D

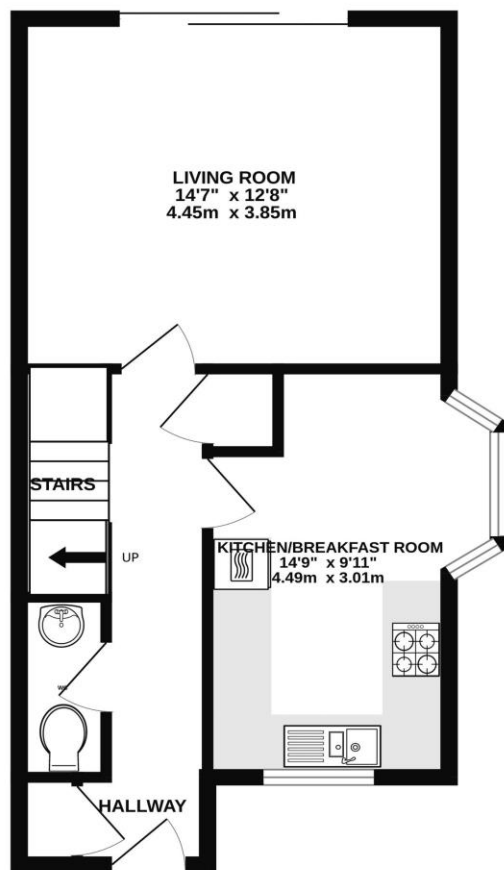
## MORTGAGE

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

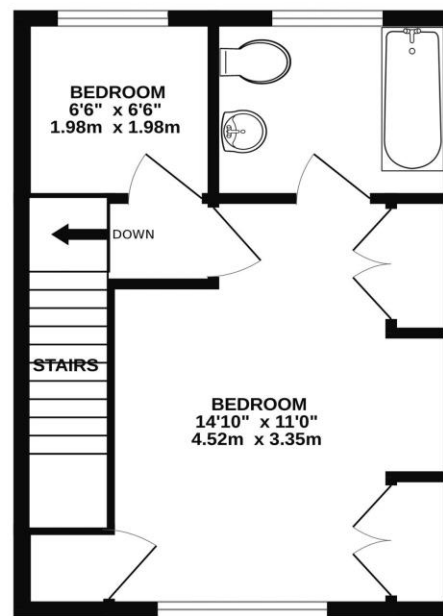
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



GROUND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The **wye** Partnership