



57 Ashfield Way, Hazlemere, Buckinghamshire, HP15 7RL



*A fine, Manor Farm, end of terrace family house with garage, parking and nicely presented throughout.*

1970's Built End Of Terrace Family House | Decorated Throughout | New Flooring And Carpets | Entrance Hallway | Cloakroom | Spacious Lounge | Large Open Plan Kitchen/Breakfast Room | Three Good Size Bedrooms | Modern Family Bathroom | South Facing Back Garden | Garage And Parking | Double Glazing | Gas Central Heating Throughout | Freehold |

A well presented house, located in the popular village of Hazlemere, which has been priced to sell and comes to market in good condition throughout. The property has been improved over the years and includes an open plan style kitchen/breakfast room, downstairs cloakroom and light filled living room, which together with the entrance hallway, has benefitted from new flooring. Upstairs, is the family bathroom and three good size bedrooms, which all have new carpets, as does the landing and staircase. The private rear garden is south facing with an initial patio and then mainly laid with artificial grass and has gated rear access. This light, bright house also benefits from a single garage to rear with parking, gas central heating and double glazing. There is a pleasant open outlook to the front and viewings are highly advised on this house!

**Price... £425,000**

Freehold

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92+)</small>			
A			
<small>(81-91)</small>			
B			
<small>(69-80)</small>			
C			
<small>(55-68)</small>			
D			
<small>(39-54)</small>			
E			
<small>(21-38)</small>			
F			
<small>(1-20)</small>			
G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive	2002/91/EC
<small>www.epc-uk.com</small>			





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## LOCATION

Situated on the ever popular Manor Farm Development.... Close to local shops, library, Doctors and Dentist.... Extensive shopping facilities in near-by Park Parade includes a supermarket.... 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 (2 miles) Beaconsfield (4 miles) and Amersham (5 miles)....

## DIRECTIONS

From the Hazlemere branch of The Wye Partnership leave the crossroads along the Penn Road (B474) and take the second turning right into Rose Avenue. Take the first left into Elder Way, which in turn leads to Ashfield Way and the property will be found on the right hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

D

### MORTGAGE

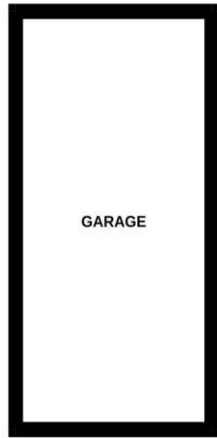
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

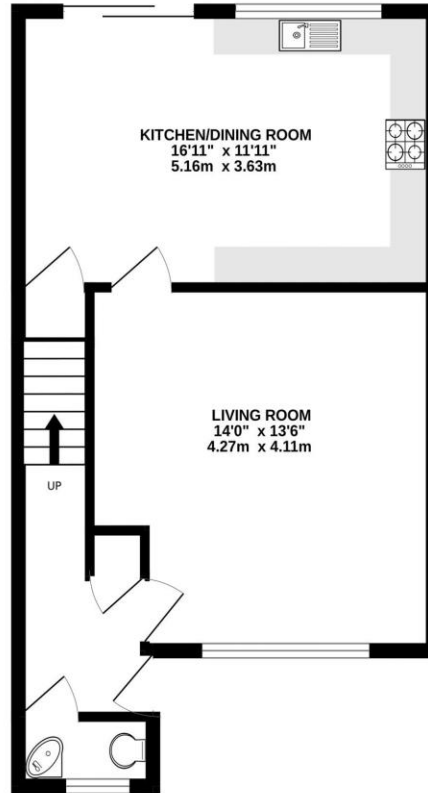
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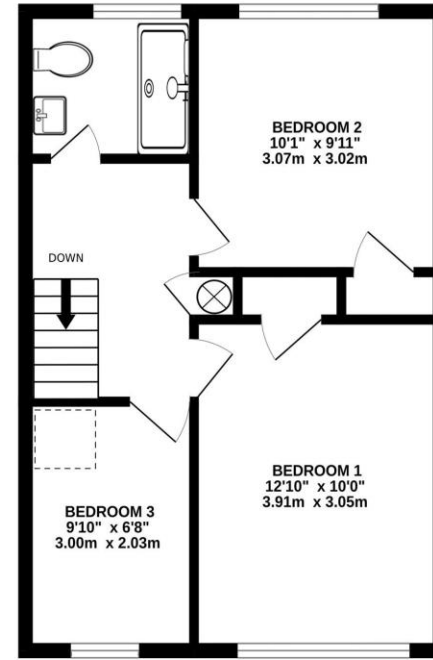
GARAGE



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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  
