

5 Lester Grove, Hazlemere, Buckinghamshire, HP15 7HW

Set on a large plot a delightful detached bungalow with further scope to extend and improve!

Detached 1960's Built Bungalow | Excellent Condition Throughout | Modernised To A High Standard | Good Size Entrance Hall | Double Aspect Living Room | Large Refitted Kitchen/Breakfast Room | Large Sunroom/Conservatory | Two double Bedrooms | Modern Refitted Shower Room | Double Glazing | Gas Central Heating | Garage/Workshop | Gated Driveway | Wonderful, Private Gardens Surrounding The Bungalow | Plenty Of Scope To Extend (STPP), If Required | No Upper Chain |

Situated close to Hazlemere Crossroads, in a small cul-de-sac and standing in large, level, wide gardens providing scope for extension, if required (STPP), is this 1960's built detached bungalow offered in superb condition throughout. Featuring gas fired radiator central heating and sealed unit double glazing. The accommodation provides a large entrance hall, double aspect living room with patio doors opening to the delightful garden, spacious and refitted kitchen/breakfast room, off which lies a sunroom/conservatory with an outlook over the delightful gardens. There are two double bedrooms and a luxury refitted shower room. To the outside there is a gated driveway serving the garage/workshop and the gardens that surround the bungalow are wonderful, level, of good size and enjoying a good degree of privacy.

Price... £609,950

Freehold

Energy Efficiency Rating		Current	Potential
<small>More energy efficient - lower running costs</small> (92-100) A			
<small>(81-91) B</small>			
<small>(69-80) C</small>			
<small>(55-68) D</small>			
<small>(39-54) E</small>			
<small>(21-38) F</small>			
<small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>			
		68	84
England & Wales <small>EU Directive 2002/91/EC</small> <small>www.epc4u.com</small>			



LOCATION

Hazlemere village location... Open countryside near-by... Close to local shops which include Pharmacy, Tesco Express, Asda Express and Little Waitrose... Other amenities centred around Hazlemere Crossroads, library, bank, doctors, and dentist... Further extensive range of shops at Park Parade which include a supermarket and coffee shops... Close to good schools that cater for children of all ages... Catchment for the popular Cedar Park School... Catchment for the excellent Grammar Schools... Bus route to High Wycombe (2 miles) with 25 minute London trains and Amersham (5 miles) with 37 minute London trains, service also available from Beaconsfield (4 miles)... Three M40 access points are approximately a 10 minute drive....

DIRECTIONS

From the Hazlemere office of Wye Partnership office at Hazlemere crossroads, leave the crossroads towards Amersham and take the first turning left into Lester Grove, where the property will be found on the left hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

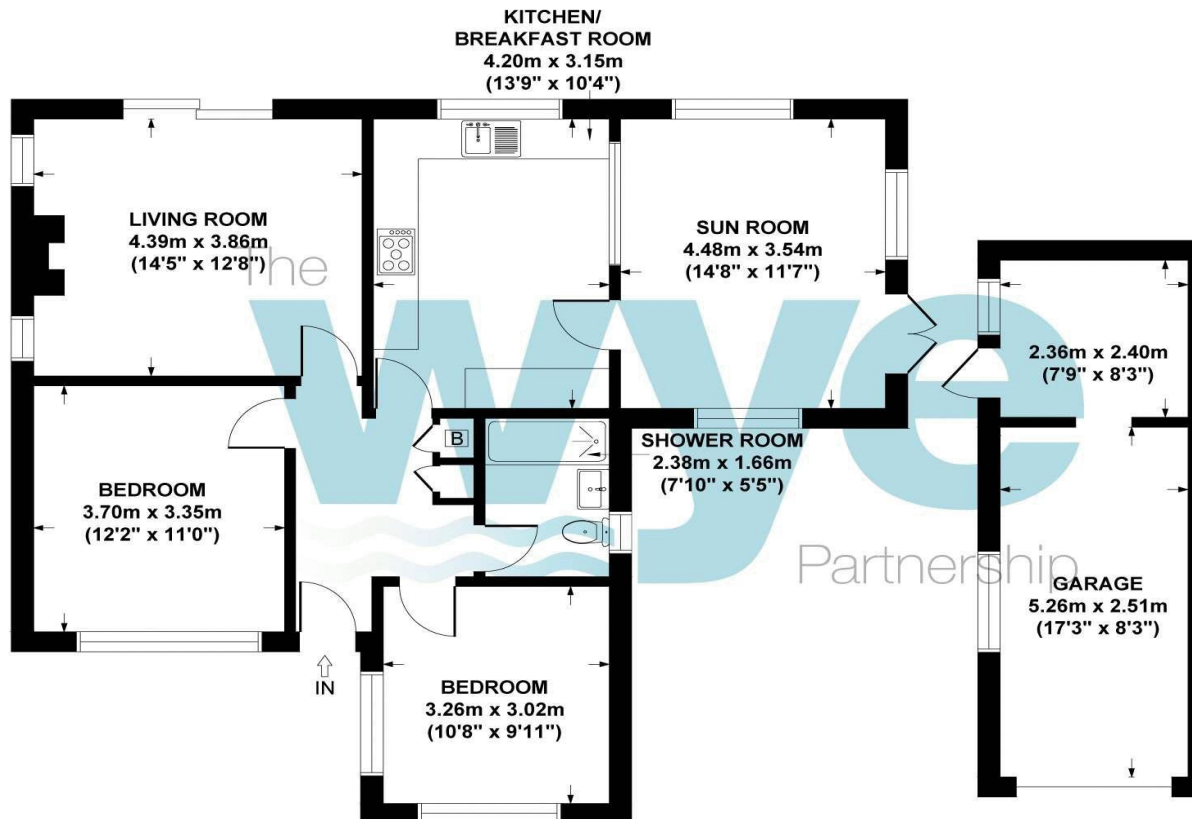
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MORTGAGE

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.





GROSS INTERNAL
FLOOR AREA 83 SQ M / 893 SQ FT

GARAGE
GROSS INTERNAL
FLOOR AREA 19 SQ M / 205 SQ FT

LESTER GROVE, HAZLEMERE, HP15 7HW
APPROX. GROSS INTERNAL FLOOR AREA 102 SQ M / 1098 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership