



12 Hawthorn Crescent, Hazlemere, Buckinghamshire, HP15 7PJ

A stunning three bedroom family house, located in the popular village of Hazlemere and close to schools and local amenities.

End Of Terrace House | Enclosed Porch | Entrance Hallway | Living Room | Open Plan Kitchen With Integrated Appliances | Roof Lantern Over Kitchen | Cloakroom | Three Bedrooms | All Bedrooms With Fitted/Built-In Cupboards | Family Bathroom | Private Garden | Garage And Parking | Double Glazing | Gas Central Heating |

This extended, end of terrace house, is beautifully presented to the market and is conveniently located on the popular Manor Farm development for good local schools and local shops. The current owner had the property extended in 2018 to provide a fabulous open plan kitchen/diner and is fitted with gloss wall and base units, integrated appliances, breakfast bar, door to garden and roof lantern, which allows light to flow through. The downstairs has an initial enclosed porch, followed by the entrance hall and then a nice size living room, as well as that all important cloakroom. Upstairs, are three good size bedrooms and a modern bathroom. The house has been tastefully decorated throughout, has double glazing and gas central heating. There is a private garden with a rear gate, which provides access to the garage and parking.

Price... £450,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Least energy efficient - higher running costs	G		
		73	84
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.cpcsa.com			



LOCATION

Situated on the ever popular Manor Farm Development.... Close to local shops.... Extensive range of shops available at Hazlemere Crossroads and Park Parade.... Doctors and dentist within a half mile radius.... Local library.... Quiet family orientated area.... Convenient for local catchment 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 10/15 minute drive.... Fast London trains from High Wycombe (2 miles) Beaconsfield (4 miles) and Amersham (5 miles)....

DIRECTIONS

In an approach from Hazlemere Crossroads, take the Penn Road (B474) towards Beaconsfield and turn second right in to Rose Avenue. Continue along, passing Sir William Ramsay Secondary School on the right and then turn right into Hawthorn Crescent. Continue along and the property can be located on the left hand side.

ADDITIONAL INFORMATION

Our client has advised us that there is a yearly charge of £210 for the maintenance of the front garden.

COUNCIL TAX

Band D

EPC REGISTER

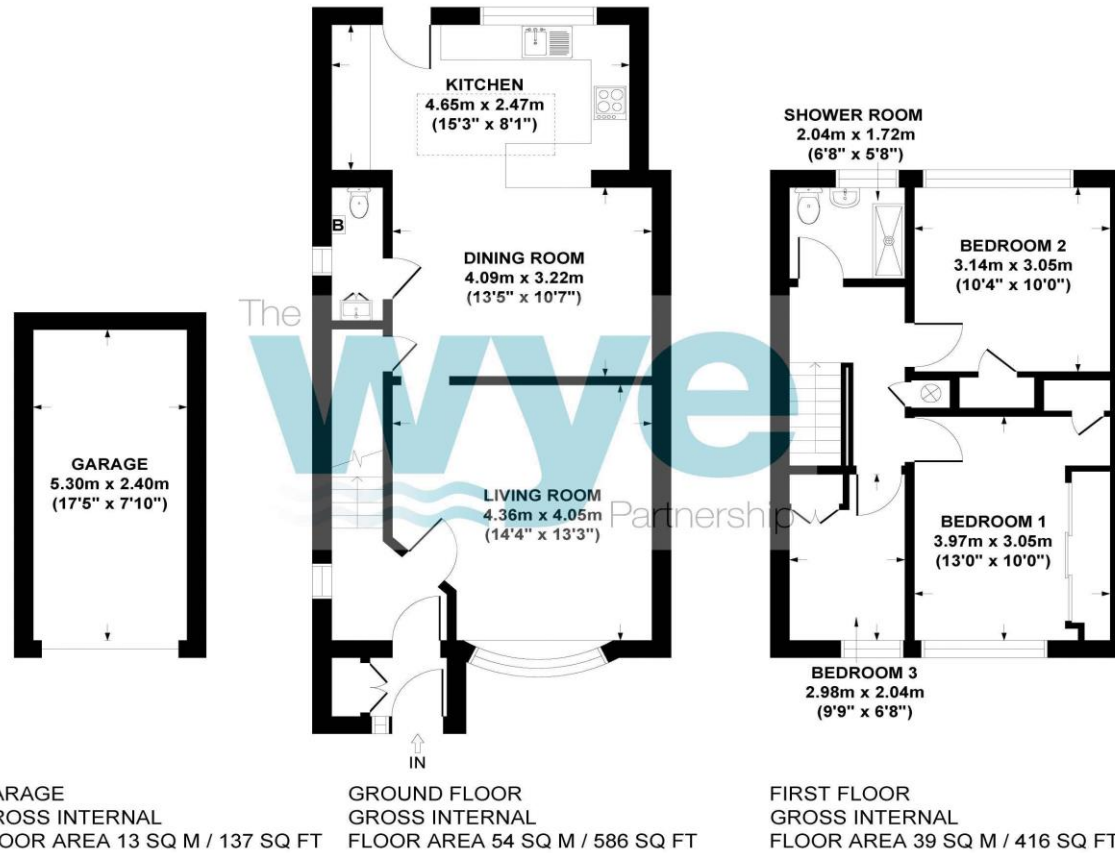
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MORTGAGE

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.





HAWTHORN CRESCENT, HAZLEMERE, HP15 7PJ
APPROX. GROSS INTERNAL FLOOR AREA 106 SQ M / 1139 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership