



36 Western Dene, Hazlemere, Buckinghamshire, HP15 7EN

A four bedroom semi-detached family house, located in the popular village of Hazlemere, close to good schooling and excellent local amenities.

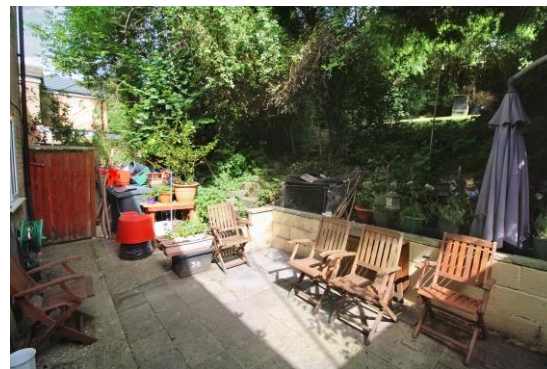
Semi Detached House | In Need Of Some Modernisation | Driveway Parking | Garage | Hallway | Lounge And Dining Room | Fitted Kitchen | Four Good Size Bedrooms | Family Bathroom | Private Garden With Gated Side Access |

Although this house requires some modernisation, it offers great potential for any family looking to move to this extremely popular area. From the hallway, is a large lounge/dining room with ample space for a dining table and chairs and patio door leading to the garden. The kitchen is fitted with wall and base units and again there is door access to the garden. Upstairs, there are four bedrooms, all of a good size and there is a family bathroom comprising of a three piece suite. The garden has an initial patio and then is mainly laid to lawn with a shed and gated side access. To the front, the property has driveway parking with the potential for a larger drive. Other benefits include double glazing and gas central heating. A great opportunity to acquire a family house that can be updated to your own taste and make this property your own.

Price... £484,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc-uk.com			



LOCATION

Conveniently located for a wide range of sought after village schools for children of all ages.... Catchment for the excellent Grammar Schools.... Close to the beautiful Chiltern countryside and Widmer Fields are a short walk away.... Park Parade centre nearby providing an excellent range of shops which include a supermarket, pharmacy and cafe.... Good local amenities include Doctors and Dentist surgery and a library.... Three M40 junctions approximately 10/15 minute drive.... Fast London bound trains at High Wycombe (2 miles) Beaconsfield (5 miles) and Amersham (5 miles)....



DIRECTIONS

From the Hazlemere office of The Wye Partnership, leave the crossroads along the Holmer Green Road and at the mini roundabout turn left into Western Dene. Follow the road along and then take the second turning on the right and the property can be found identified by a Wye Partnership 'For Sale' board.



ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

D

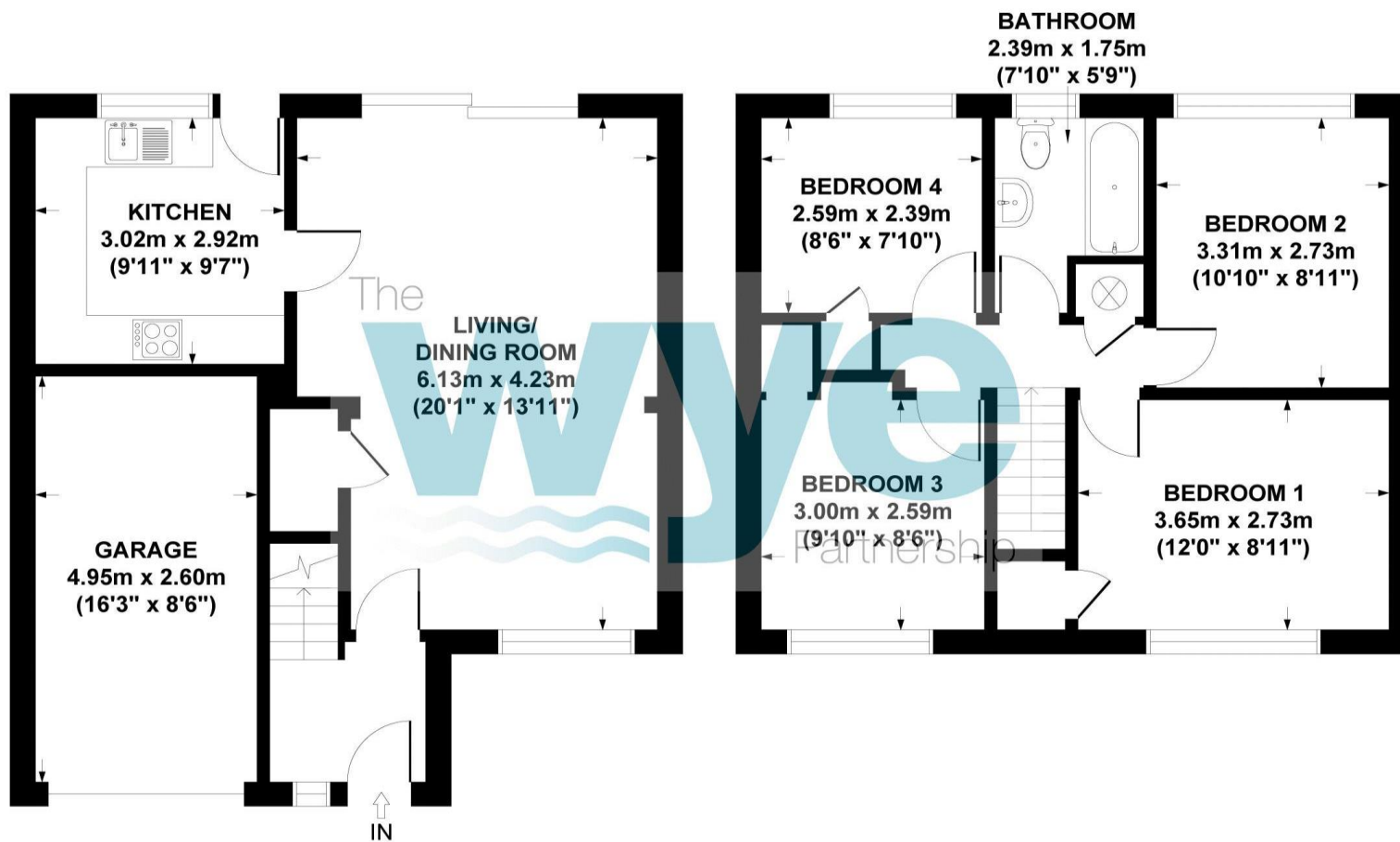
MORTGAGE

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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 54 SQ M / 586 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 48 SQ M / 498 SQ FT

WESTERN DENE, HAZLEMERE, HP15 7EN
APPROX. GROSS INTERNAL FLOOR AREA 102 SQ M / 1084 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership