



7 Lavender Way, Widmer End, Buckinghamshire, HP15 6BN



*A beautifully presented detached house, located on a quiet cul-de-sac in Widmer End. The property benefits from driveway parking, garage, four bedrooms, two bathrooms and a good size private garden.*

Detached Family House | Quiet Cul-De-Sac Location | Entrance Hallway | Spacious Living Room | Dining Area | Fitted Kitchen | Utility Room | Cloakroom | Four Excellent Size Bedrooms | En-Suite To Master | Family Bathroom | Block Paved Driveway | Garage | Private Garden | Potential To Extend STPP | Double Glazing | Gas Central Heating | Close To Local Shops And Schools | EV Charging Point |

This detached family home is located on a quiet cul-de-sac, in the sought after village of Widmer End. Upon entering, there is a porch and entrance hallway with a downstairs cloakroom and large reception room, which incorporates the lounge and dining room. The kitchen overlooks the private rear garden and is fitted with wall and base units and there is a separate utility room. Upstairs, are four good size bedrooms, with two currently being used as office spaces. There is a family bathroom with a white three piece suite and an en-suite to the main bedroom. To the front of the property is a block paved driveway, an EV charging point and a single garage. The rear garden has an initial patio area and is mainly laid to lawn. Although this property is already a substantial size, there is potential to extend STPP.

**Price... £650,000**

**Freehold**

| Energy Efficiency Rating                    |   | Current      | Potential  |
|---|---|--------------|------------|
| Show energy efficient - lower running costs |   |              |            |
| 39-44                                       | A |              |            |
| 34-38                                       | B |              |            |
| 29-33                                       | C |              |            |
| 24-28                                       | D |              |            |
| 19-23                                       | E |              |            |
| 14-18                                       | F |              |            |
| 9-13  | G |              |            |
| For energy efficient - higher running costs |   |              |            |
| England & Wales                             |   | EU Directive | 2002/91/EC |
| www.cipri.li.com                            |   |              |            |





## LOCATION

Neighbouring the Chiltern countryside.... Catchment for the sought after Widmer End School.... Catchment for the excellent Grammar Schools.... On the bus route to High Wycombe (3miles).... Great Missenden (5miles).... Fast London trains from both towns plus Amersham (5miles) and Beaconsfield (6 miles).... Parade of local shops are a short walk.... Doctors, dentist, post office, bank, library, supermarket, hairdresser, cafes and a wide range of other facilities in nearby Hazlemere.... M40 junction 4 miles away....

## DIRECTIONS

From The Wye Partnership office at Hazlemere Crossroads proceed down Holmer Green Road (signposted Holmer Green). At the mini roundabout turn left into Western Dene and take the second right into Primrose Hill and continue up the hill and take the second left into Georges Hill, then first right into Honeysuckle Road. Take the first turning left into Snowdrop Way and then first left into Lavender Way. The property will be found a short distance along on the right hand side.

## OTHER INFORMATION

Our clients have advised us that there is a yearly fee of £80 which is paid to the Windmill Association for the upkeep of the local area.

## COUNCIL TAX

BAND F

## EPC RATING

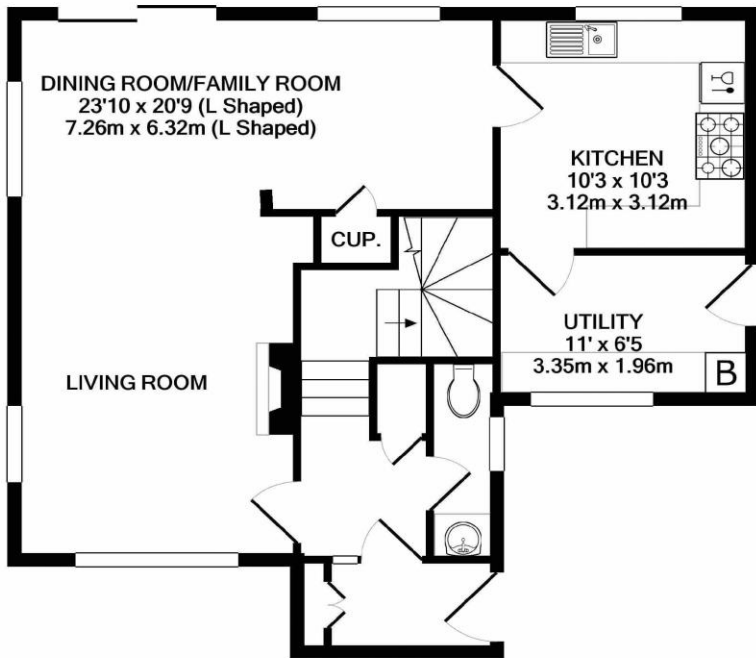
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## MORTGAGE

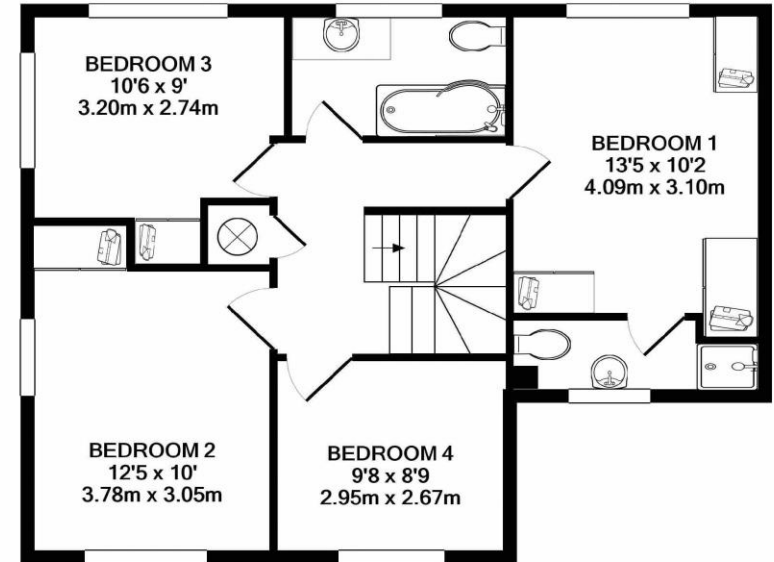
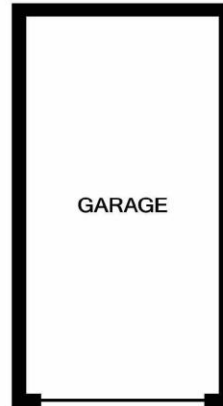
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*





GROUND FLOOR  
APPROX. FLOOR  
AREA 795 SQ.FT.  
(73.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 622 SQ.FT.  
(57.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1417 SQ.FT. (131.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership