



4 Maxwell Drive, Hazlemere, Buckinghamshire, HP15 7BX

A wonderful light and bright detached family house, located on a quiet Hazlemere Road, within catchment for good schools and local amenities. No Onward Chain.

Detached House | 1960's Build | Spacious Accommodation | Enclosed Porch | Entrance Hallway | Cloak/Shower Room | Large Living Room | Modern Kitchen/Dining Room | Utility Room | Four Bedrooms With Fitted Furniture | Modern Family Bathroom | Light Filled Landing | Good Size Private Garden With Gated Side Access | Block Paved Driveway | Garage | Gas Central Heating | Double Glazing | No Onward Chain |

A truly spacious detached house with a vast amount of accommodation spread over four levels and situated in a sought after Hazlemere Road. The house is well presented and has been well maintained throughout and benefits from gas central heating and double glazing. There is an initial enclosed porch and hallway with utility room and cloak/shower room. The living room is a great size with French doors leading to the garden, which is mainly laid to lawn with a small shed and gated side access. The modern kitchen is fitted with gloss wall and base units, granite worktops, 'Neff' integrated appliances and a useful larder. There are four bedrooms, all of which have fitted furniture and the family bathroom comprises of a modern three piece suite. The landings boast a large double glazed window, which allows light to flood through and is fitted with cupboards and the airing cupboard. To the outside front of the property is a block paved driveway and a garage. The property comes with no onward chain.

Price... £750,000

Freehold

Energy Efficiency Rating		Current	Potential
<small>Energy efficiency classes - lower ranking costs less</small>			
A	92-100		
B	81-91		81
C	69-80		
D	55-68	65	
E	39-54		
F	21-38		
G	1-20		
<small>Best energy efficient - higher ranking costs more</small>			
England & Wales			
EU Directive 2002/91/EC			
<small>www.epc4u.com</small>			



LOCATION

Popular quiet road.... Park Parade Centre only a few minutes' walk with an extensive range of shops and amenities which includes a supermarket, pharmacy and coffee shops.... Catchment area for the very popular Cedar Park School.... Good local senior schools.... Catchment for the excellent Grammar Schools.... Buses pass close-by serving High Wycombe (2.5 miles) and Amersham (4.5).... 25 minute London trains from the former, 37 minute service from the latter and also available is a London service from Beaconsfield (4.5 miles).... Countryside walks are close-by.... Three M40 access points only 10/15 minutes drive and the M1 and M25 motorways are easily accessible....

DIRECTIONS

From the Hazlemerie office of The Wye Partnership leave the Crossroads along the Amersham Road A404 and take the third turning left into Eastern Dene. Proceed along and then take the first right into Maxwell Drive and the property can be found on the left hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

D

MORTGAGE

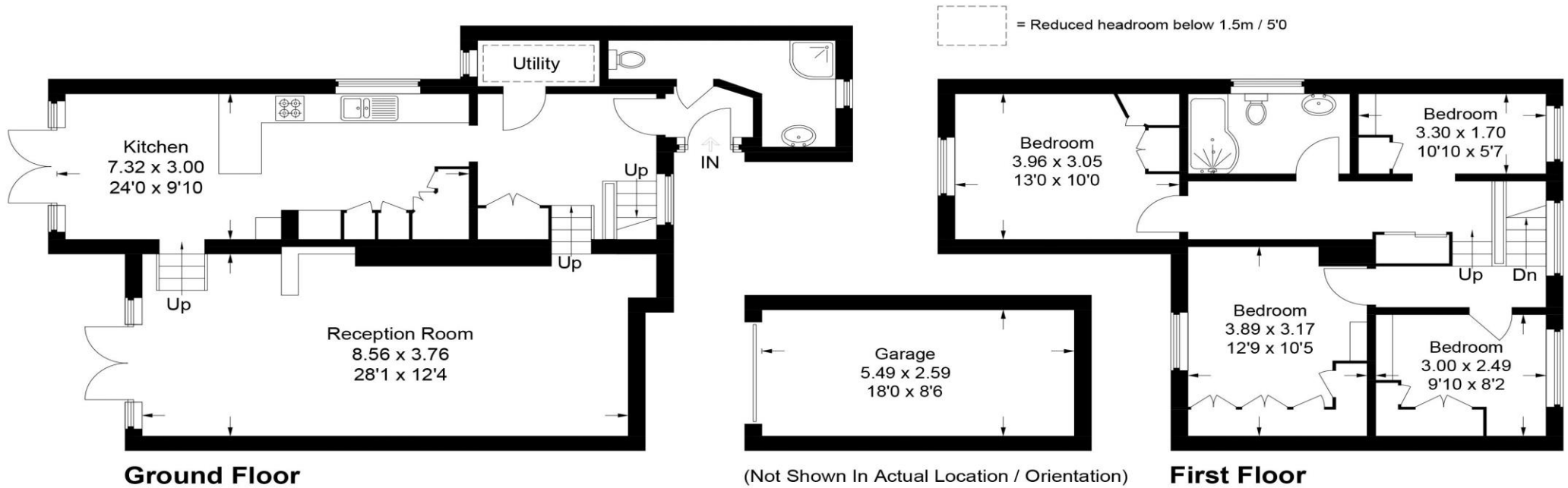
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



4 Maxwell Drive

Approximate Gross Internal Area
Ground Floor = 77.1 sq m / 830 sq ft
First Floor = 56.7 sq m / 610 sq ft
Garage = 14.5 sq m / 156 sq ft
Total = 148.3 sq m / 1,596 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership