



17 Fallowfield, Hazlemere, Buckinghamshire, HP15 7RP

Extended and improved Manor Farm Development terrace, simply must be seen to be appreciated!

1970's Built Terrace House | Fronting A Walkway | In Recent Years Extended & Improved To A High Standard | Replacement Sealed Unit Double Glazing | Gas Fired Radiator Central Heating | Entrance Hall | Lounge | Large extended Open Plan Kitchen/Dining/Family Room (Kitchen Re-Fitted) | Three Bedrooms | Re-Fitted Bathroom | Private Enclosed Garden | Garage In Block Close-By |

An extended, improved and well presented staggered terrace, fronting an excellent walkway, which is part of the ever popular Manor Farm Development. The property must be seen to be appreciated and has the benefit of a rear single storey extension that provides a large open plan kitchen/dining/family room, with the kitchen having been re-fitted. The rest of the accommodation comprises of an entrance hall, attractive living room with double doors to the open plan kitchen/dining/family room and overlooking the walkway, three first floor bedrooms and a refitted family bathroom with underfloor heating. To the outside, there is a westerly private garden, plus a garage close by.

Price... £409,950

Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	88
B	
C	70
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epcu.com	



LOCATION

Situated on the popular Manor Farm development.... Fronting a quiet walkway, regarded as one of the most attractive locally.... Convenient for local amenities and schools catering for children of all ages.... Catchment for Wycombe and Beaconsfield Grammar Schools.... Buses pass through the development serving High Wycombe (2.5 miles) with 33 minute London trains.... 30 minute London trains from Beaconsfield (4 miles) and 37 minute London service from Amersham (4.5 miles)....Three M40 access points within 10 minute drive....



DIRECTIONS

From the Hazlemere branch of Wye Residential leave the crossroads along the Penn Road (B474) and take the second turning right into Rose Avenue. Take the first left into Elder Way. Lowfield Way will be seen as a turning on the right hand side and shortly after this, the walkway for Fallowfield will be seen on the right with the property a short walk down the walkway on the right hand side.



ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

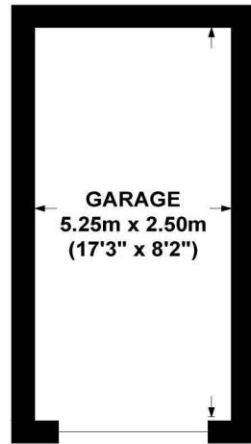
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MORTGAGE

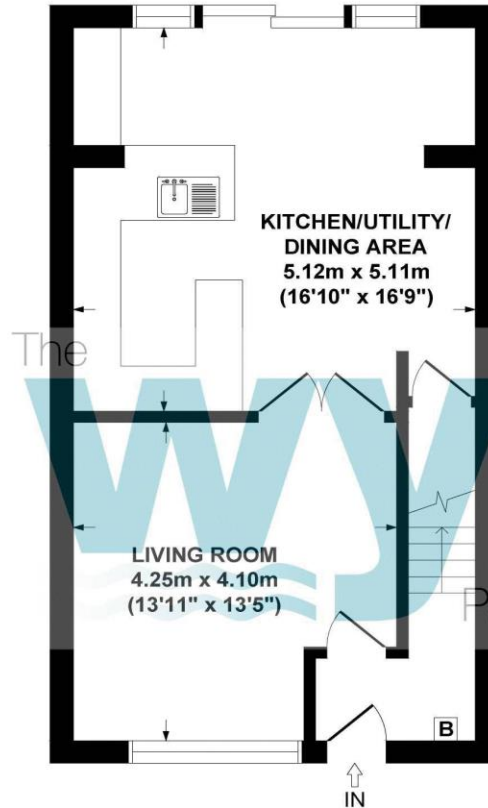
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

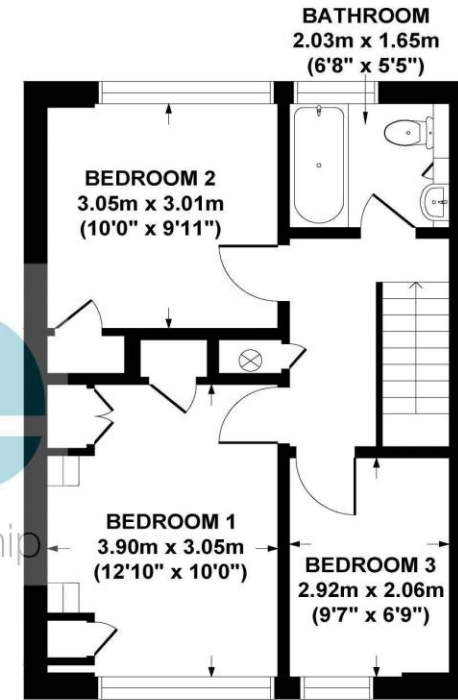




GARAGE
GROSS INTERNAL
FLOOR AREA 13 SQ M / 140 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 49 SQ M / 524 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 39 SQ M / 421 SQ FT

FALLOWFIELD, HAZLEMERE, HP15 7RP
APPROX. GROSS INTERNAL FLOOR AREA 101 SQ M / 1085 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership