



26 Hazlemere View, Hazlemere - HP15 7BY

Guide Price £800,000

TIM RUSS
& Company



- Situated towards the end of a pleasant, family friendly, cul de sac, close to village amenities, transport links and countryside walks
- Four bedroom, link detached house extended and reconfigured to provide wonderful ground floor space, ideal for family living

Situated at the end of a pleasant cul de sac, Hazlemere View is conveniently located within a short walk to Park Parade with excellent shopping facilities, doctors, dentist, and restaurants. Both High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. The property is in the catchment area for the sought after Cedar Park school. Buckinghamshire, renowned for its state and private education offers Grammar schools to include The Royal Grammar School for boys and Wycombe High School for girls. Details will need to be confirmed with the appropriate schools for their catchment areas. For recreation you are close to Hazlemere Golf Club, also nearby is the Grange Trust area with woodland walks, the Spinney Memorial Park with children's play area and Widmer fields all very popular with local dog walkers. Hazlemere and the surrounding area offers a wide variety of leisure and entertainment facilities including Wycombe Swan Theatre, the swimming pool and multi sports centre on Marlow Hill in High Wycombe. There are a number of both private and public golf courses in the area and tennis, football and rugby clubs close by.



Council Tax band: F

Tenure: Freehold

EPC Rating: C



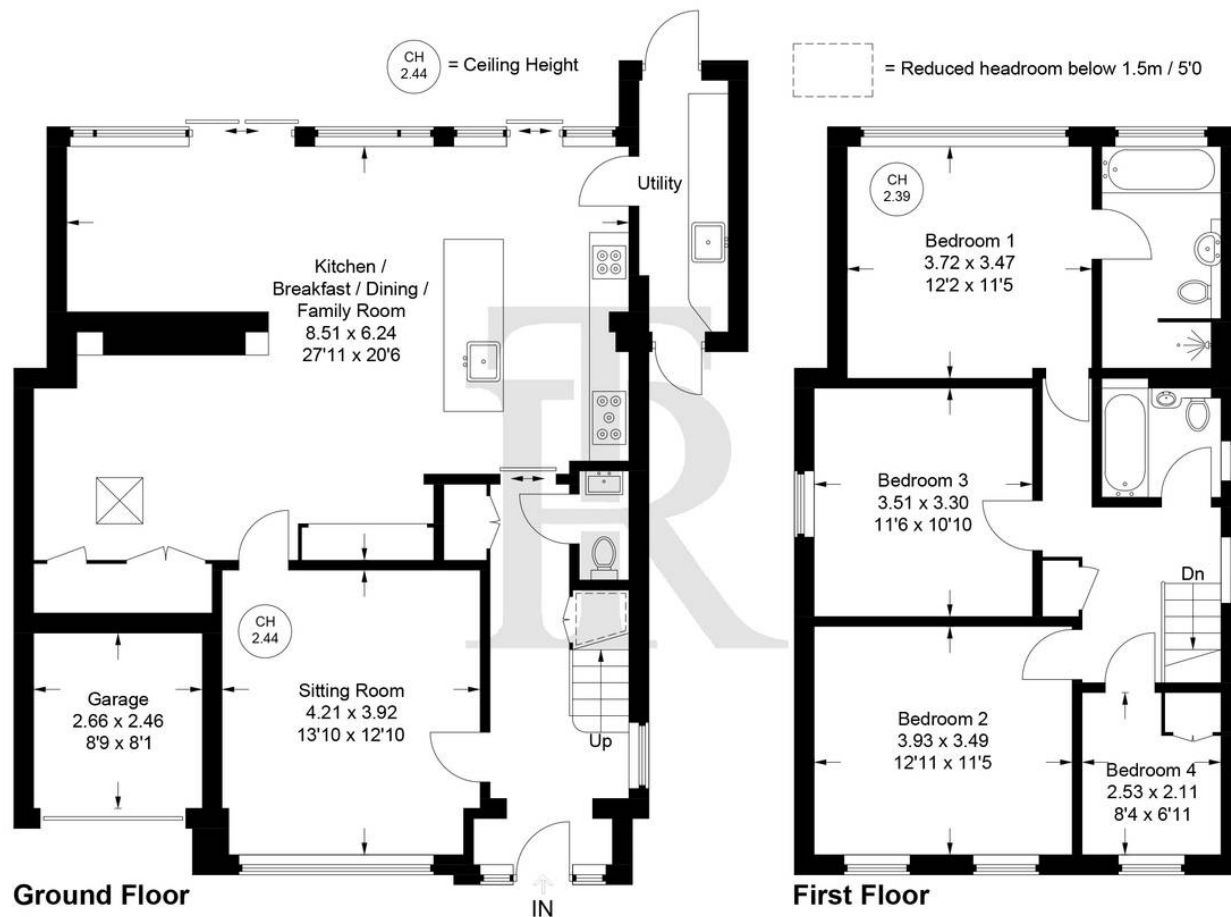
This beautifully presented four bedroom, link detached house is situated towards the end of a pleasant, family friendly cul de sac, ideally located close to village amenities, transport links and picturesque countryside walks.

The property has been thoughtfully extended and reconfigured to provide outstanding ground floor accommodation. Upon entering, you are welcomed by a spacious entrance hall with a convenient downstairs cloakroom. The generous sitting room features a large picture window overlooking the front. At the heart of the home is an impressive 28ft kitchen, breakfast, dining and family room, complete with built in storage solutions and a feature fireplace. This versatile space is flooded with natural light from expansive picture windows and sliding patio doors, which open directly onto the terrace. A separate utility room offers additional practicality, with doors to both the front and rear of the property.

Upstairs, the principal bedroom suite boasts stunning views across the golf course and a luxurious ensuite bathroom with a separate bath and a walk in shower. Three further bedrooms are served by a contemporary family bathroom, providing ample space for family and guests.

The property's outside space is equally impressive, designed for both relaxation and entertaining. To the front, there is ample driveway parking leading to a garage/store. The south westerly facing rear garden features a large, raised patio terrace, ideal for al fresco dining and entertaining, with steps descending to an additional seating area bordered by attractive raised beds. Further steps lead down to a well maintained lawn, which is securely enclosed by mature hedging, fencing and a wall.





26 Hazlemere View, HP15 7BY

Approximate Gross Internal Area
 Ground Floor = 90.5 sq m / 974 sq ft
 First Floor = 64.0 sq m / 689 sq ft
 Garage = 6.7 sq m / 72 sq ft
 Total = 161.2 sq m / 1735 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.

TIM RUSS
 & Company

Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.