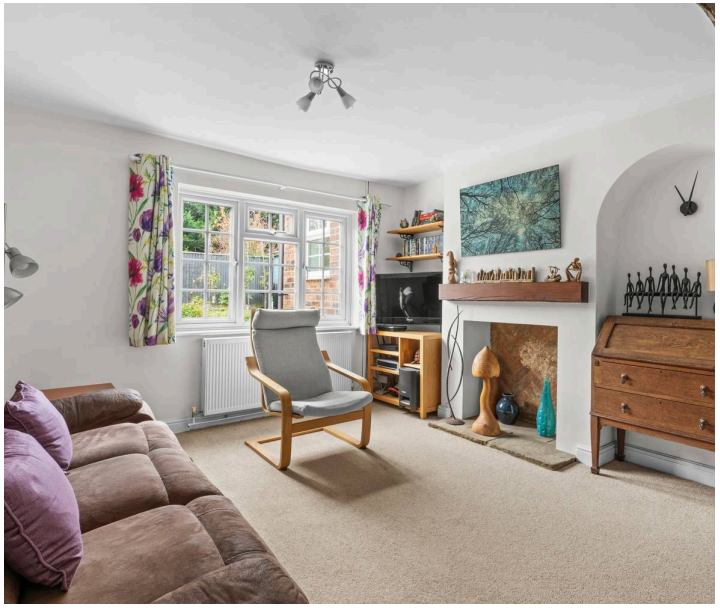


# Upper Hartwell, UPPER HARTWELL - HP17 8NZ

Guide Price £475,000

TIM RUSS & Company







# Upper Hartwell

UPPER HARTWELL, Buckinghamshire

- A HIDDEN GEM! LOCATED IN THIS HIGHLY REGARDED HAMLET OF UPPER HARTWELL WITH COUNTRYSIDE RIGHT ON YOUR DOORSTEP
- STUNNING KITCHEN/DINING ROOM WITH ISLAND, SPACE FOR A DINING TABLE AND DOUBLE DOOR OPENING ONTO THE REAR GARDEN
- LIGHT AND SPACIOUS SITTING ROOM
- THE PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM IS LOCATED ON THE GROUND FLOOR
- A BATHROOM AND UTILITY ROOM CONCLUDES THE GROUND FLOOR
- TO THE FIRST FLOOR ARE TWO FURTHER BEDROOMS THE LARGEST OF WHICH HAS A RANGE OF FITTED WARDROBES
- THERE IS DRIVEWAY PARKING FOR TWO VEHICLES
- THE GARDENS ARE JUST LOVELY. PLANTED TO BOTH THE FRONT AND REAR WITH PAVED TERRACES, PERFECT FOR ENTERTAINING

# Upper Hartwell

## UPPER HARTWELL, Buckinghamshire

A charming semi detached period cottage located in the sought-after hamlet of Upper Hartwell
Tucked away this hidden gem combines contemporary style with village charm, with the countryside right on the doorstep - perfect for walking the dogs.

At the heart of the property is a beautifully designed kitchen/dining space, featuring a central island, space for a dining table and double doors that bring in plenty of natural light. The spacious sitting room offers a welcoming place to relax or entertain.

The ground floor also includes a principal bedroom with an ensuite shower room, a separate bathroom and a practical utility room. Upstairs are two further bedrooms, one with fitted wardrobes.

**Outside**

Both the front and rear gardens are landscaped with raised beds, patio and terraced areas. The front garden catches the morning sun and has a 2.5m x 2.5m shed with power and lighting. The rear private garden enjoys daylong sunshine - perfect for entertaining.  There are two allocated parking spaces off Upper Hartwell.

Council Tax band: C

Tenure: Freehold

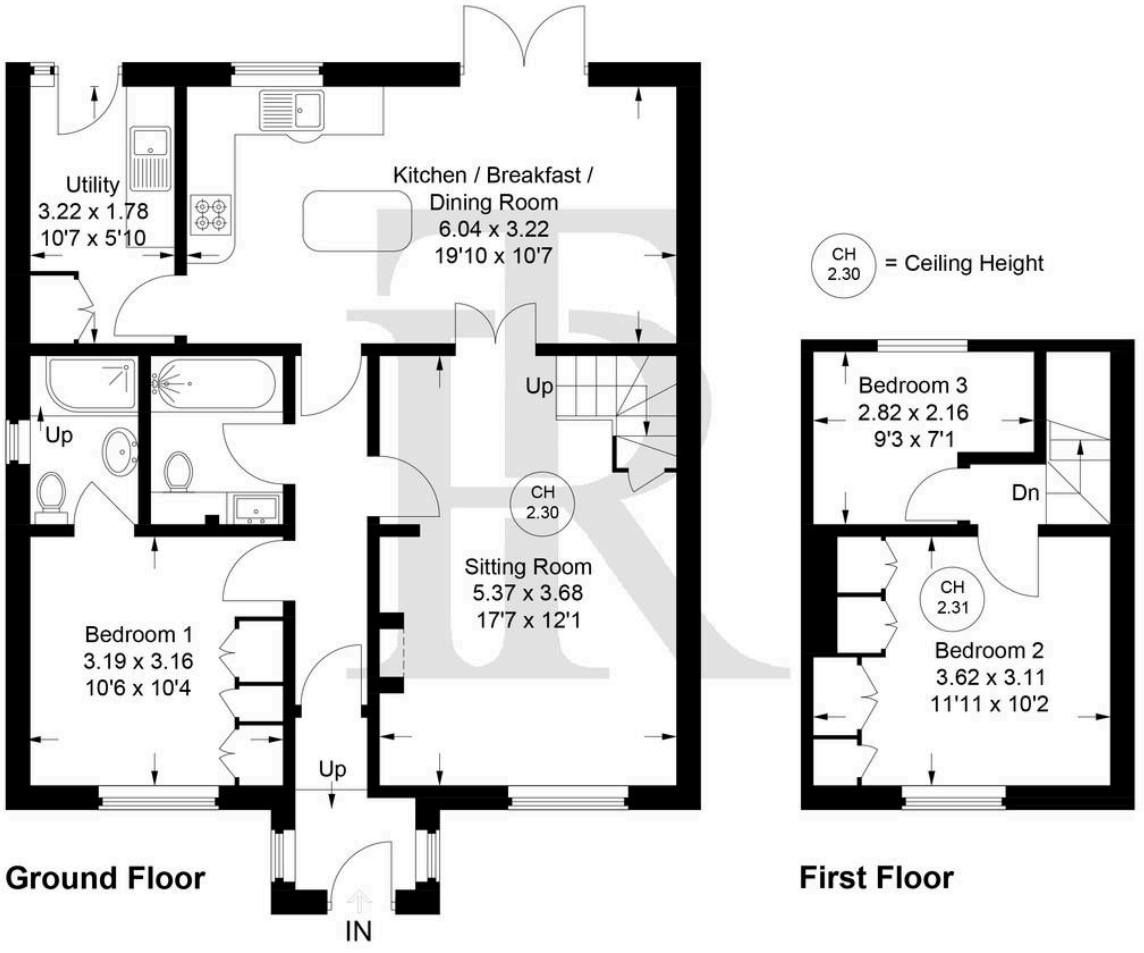
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C










# 3 Upper Hartwell, HP17 8NZ

Approximate Gross Internal Area
Ground Floor = 72.5 sq m / 780 sq ft
First Floor = 20.0 sq m / 215 sq ft
Total = 92.5 sq m / 995 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.

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## Tim Russ and Company

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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.

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