



exceptional service as standard.

01494 939868

hello@kingshills.co.uk

kingshills.co.uk



155 Cedar Avenue | Hazlemere | High Wycombe | HP15 7AP

Asking Price Of | £550,000

Property Features

- Extended Family Home
- Located on the Park Development
- 4 Bedrooms (Master with Dressing Room)
- 3 Reception Rooms + Study
- Lovely Re-fitted Kitchen and Utility Room
- Level Gardens to the rear with Seating Area
- Driveway Parking and Garage
- Catchment of Sought After Schools
- EPC: D

Full Description

An extended semi detached family home that has been extremely well maintained by the present owner and offers well planned family accommodation. The property is located on the ever popular 'Park Development' and is within catchment of the highly regarded local schools. This immaculate home also benefits from Double Glazing and Gas Radiator Heating.

The Accommodation

Entrance Hall, Downstairs Cloakroom, Living Room with Parquet flooring, Family Room also with Parquet Flooring, Dining Room opening on to the Refitted Kitchen with a range of fitted appliances, Utility Room. There is a Single Garage to the side which has been extended to the rear to create a Study and Boot Room. To the first floor there are 4 generously sized bedrooms with the master bedroom benefitting from a large walk in Wardrobe, there is also a lovely Family Bathroom.

Outside

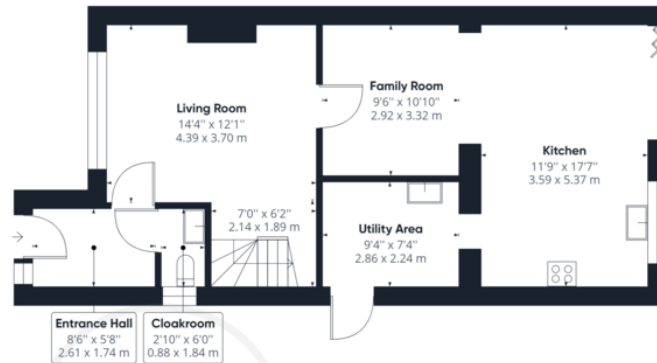
The rear gardens are a great feature of the home and are larger than average and all enclosed by fencing or mature hedging for a high degree of Privacy and Security. there are two main seating areas/Patios. To the front of the property there is parking for two cars on the private Driveway.

Location

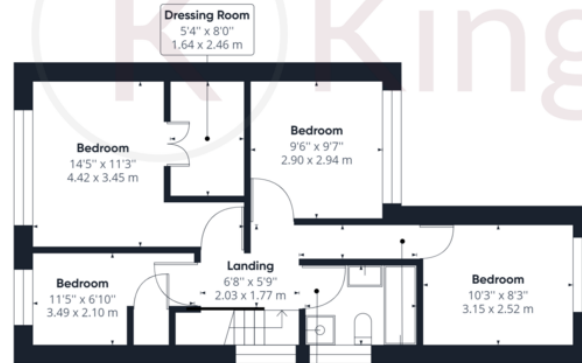
Ideal for families, Hazlemere is situated just 2 miles north of High Wycombe. It has well regarded schools for both primary and secondary age ranges, along with great amenities. Shops, pubs and cafes as well as easy links to both High Wycombe and Amersham for London Train services make Hazlemere a fantastic base for commuters, whilst the M40 can be accessed at Junction 3 for both London and Birmingham. This village offers a wonderful mid-point between town and country being surrounded by beautiful open countryside and woodland close by.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1317.75 ft²
122.42 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Aston Court
Kingsmead Business Park
High Wycombe
Buckinghamshire
HP11 1JU

01494 939868
hello@kingshills.co.uk
kingshills.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements