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9 Pheasants Drive | Hazlemere | High Wycombe | HP15 7JT

Asking Price Of | £525,000



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## Property Features

- Non Estate Detached Home
- NO ONWARD CHAIN
- 4 Bedrooms (ensuite to Bed 4)
- Living Room and Separate Dining Room
- Kitchen/Breakfast Room
- Family Bathroom and Downstairs Cloakroom
- Gardens to the front and Rear
- Driveway and integral Garage
- Double Glazing and Gas Rad Heating
- EPC

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## Full Description

A non estate detached family home that offers the benefit of no onward chain and full vacant possession. The property is located on the Holmer green side of Hazlemere and is within catchment of the highly regarded schools and is within a short distance of Hazlemere Parade. Also benefitting from Double Glazing and Gas Radiator Heating.

### Accommodation

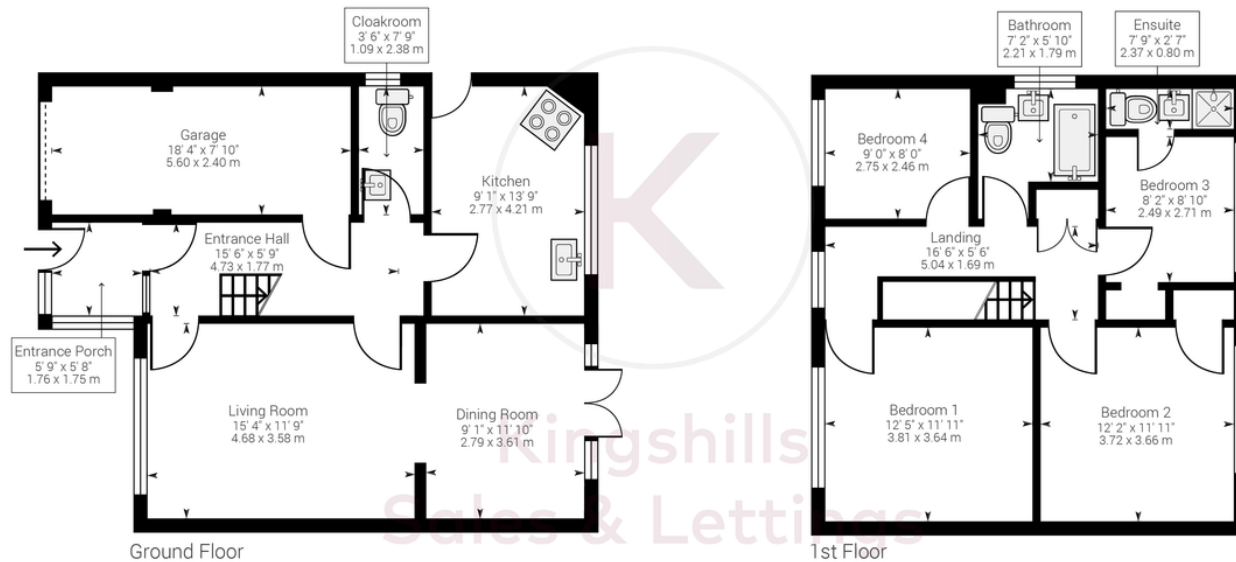
Entrance Porch, Entrance Hall, good sized Living Room with Fireplace, Separate Dining Room, Kitchen/Breakfast Room, Downstairs Cloakroom, 4 Bedrooms to the first floor with bedroom 1 and 2 being of a particular generous size and bedroom 4 having a small ensuite, Further family Bathroom. Outside to the rear there is a good size garden with access to the front where there is a Driveway that serves the integral Garage.

### Hazlemere

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.







Approximate net internal area: 1222.17 ft<sup>2</sup> (1370.25 ft<sup>2</sup>) / 113.55 m<sup>2</sup> (127.3 m<sup>2</sup>)  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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