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High Trees | Spruce Dene | Hazlemere | High Wycombe | HP15 7QF

Asking Price Of | £1,250,000

Property Features

- Executive 5 Bedroom Detached Home
- NO ONWARD CHAIN
- 3 Reception Rooms + Conservatory
- Master Bedroom with Ensuite
- Enclosed Rear Gardens
- Driveway and Double Garage
- Close Proximity to Highly Regarded Schools
- High Wycombe Train Station close by
- 24 Minutes To Marylebone by Train
- EPC rating:

Full Description

This attractive 5-bedroom family home with NO ONWARD CHAIN and benefiting from a desirable location on an exclusive residential cul-de-sac in the popular village of Hazlemere. The superb accommodation totals in excess of 2500sq.ft inclusive of the garage. .

Downstairs three receptions provide flexibility ideal for modern family living. In particular the living room is wonderful space, over 25ft in length with a triple aspect and also leads on to a large patio and conservatory at the side. The kitchen/breakfast room is well equipped with integrated appliances and a range of wall and base mounted units. It is supplemented by the utility room and a downstairs cloak room.

To the first floor where five generously sized bedrooms are serviced by two bathrooms. The master suite benefits from its own en-suite bathroom.

Some other properties in the road have been extended significantly by their owners and there is excellent potential to extend the property subject to the usual

planning permissions.

The lovely Woodland garden is highly secluded with mature trees taking up a majority of the garden with a large patio area that leads on to the decking. The garden is surrounded by Hedging and Fencing for a high degree of privacy and security.

To the front of the property there is a drive that serves the double garage with access down one side to the rear gardens.

Location

Located in the village of Hazlemere, the property is within close proximity of a range of local shopping facilities, schools and doctor's surgeries. The area is renowned for its excellent sporting facilities and schooling being within the catchment area to a number of 'outstanding' ranked grammar schools. Beaconsfield train station lies approximately 5.4 miles distant offering a direct link to London Marylebone with the shortest journey taking approximately 25 minutes. High Wycombe train station lies within approximately 2 miles of the property also offering a direct service to London Marylebone in 28 minutes. The M40 can be accessed nearby connecting to the national motorway network and airports.



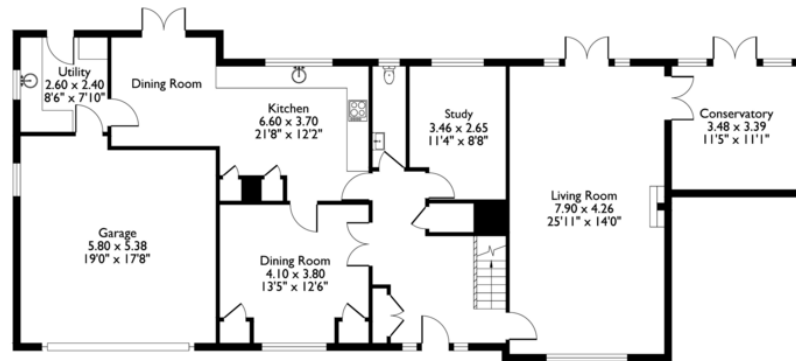




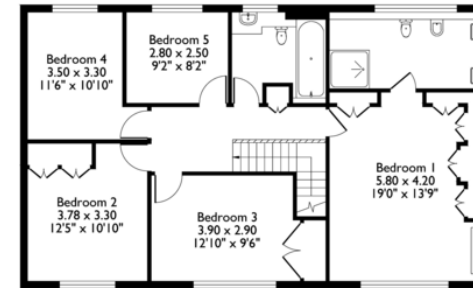


NOT TO SCALE

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Ground Floor



First Floor

8 Spruce Dene
Approximate Floor Area
House 244.83 sq m - 2635 sq ft
(Gross Internal Area)
Including Garage
This plan is for illustration purposes only.

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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