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63 Inkerman Drive | Hazlemere | High Wycombe | HP15 7JJ

Asking Price Of | £850,000



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## Property Features

- Versatile Detached Family Home
- 4 Good Sized Bedrooms
- Principal Bedroom with Ensuite
- 4 Reception Rooms
- Refitted Kitchen/Breakfast Room
- Stunning Enclosed Rear Gardens
- Catchment of Sought After Schools
- Close to Mainline Train Lines (Met and Chiltern)
- Off Road Parking and Integral Garage
- EPC

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## Full Description

A highly versatile detached home located in this envious non estate location on the Holmer Green side of Hazlemere. The property is within catchment of some highly sought after and well respected schools and the mainline train stations are located at Amersham (Met Line), Beaconsfield and High Wycombe (Chiltern Line) where you can get to London Marylebone within 25 minutes on the fast train. This home enjoys a beautiful large secluded rear garden.

### Ground Floor

Entrance Hall, Living Room with Doors leading to the rear Garden, Kitchen/Breakfast Room with open Utility Room, Dining Room, Snug/Reading Room, Home Office/Study, Bathroom. Family Room/Bedroom 4.

### 1st Floor

The first floor offers well planned accommodation and is ideal for anyone that works from home as the landing is large enough to be called a home office as the current owners use this area as a Gym and has lovely views over the garden. Principal Bedroom with Ensuite, 2 further double bedrooms and family

Bathroom.

Outside.

The rear garden is laid mainly to lawn and is enclosed by mature hedging and fencing for a high degree of privacy and security. There is a large entertaining decking and patio area. To the front there is a drive that can have parking for up to three cars and integral Garage.

All in all a lovely home that offers flexibility for the modern working family and a viewing is highly recommended to appreciate the accommodation.

















**Approximate total area<sup>(1)</sup>**

2020.32 ft<sup>2</sup>  
187.69 m<sup>2</sup>

**Reduced headroom**

47.07 ft<sup>2</sup>  
4.37 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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