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8 The Warren | Hazlemere | High Wycombe | HP15 7ED

Asking Price Of | £550,000



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## Property Features

- Beautifully Extended 5 Bedroom Semi
- Fronting on to a small Wooded Copse
- Located on the Popular Park Development
- Catchment of Cedar Park School
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Off Road Parking and Garage
- Double Glazing and Gas Rad Heating
- EPC: C

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## Full Description

A delightfully extended 5 bedroom semi detached home that has been refurbished from top to bottom by the present owners. The property fronts on to small wooded copse and is located on the ever so popular 'Park Development' which is within catchment of the highly regarded Cedar Park School. The development is surrounded by open countryside with picturesque walks across open fields.

### Accommodation

Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, 3 Bedrooms and Bathroom to the first floor and 2 further good sized bedrooms to the 2nd floor. To the front of the property there is a shared Driveway that serves the garage and parking for 2 cars to the front. The rear garden is a particular feature that is fully enclosed by hedging and fencing and is mainly laid to lawn.

### 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.









**Approximate total area<sup>(1)</sup>**  
1454.33 ft<sup>2</sup>  
135.11 m<sup>2</sup>

(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

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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