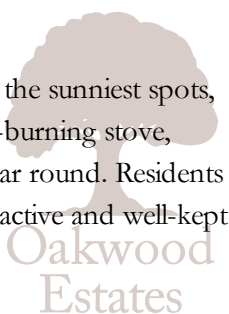


Set within an exclusive gated estate, this home offers a lifestyle defined by comfort, privacy and leafy surroundings. On the ground floor, the entrance hall leads to a garage with dedicated utility space and built-in storage, ideal for keeping everyday essentials neatly organised. A downstairs WC sits just off the hallway, alongside a rear-aspect office perfect for home working. To the back, a versatile snug, TV room or additional bedroom opens directly onto the garden through French doors, creating a calm, flexible living zone.

The first floor forms the heart of the home. The drawing room is a superb, bright space enhanced by twin French doors that open onto a front-aspect balcony, offering a lovely spot to unwind. Opposite lies the impressive kitchen and dining room, fitted with Lamona dual ovens, an integrated microwave, dishwasher, wine fridge and a four-ring gas hob, finished with a charming Juliette balcony that brings in natural light and fresh air.

The top floor hosts the bedrooms. The principal bedroom sits to the front and features built-in wardrobes and a private ensuite including a shower, basin, toilet and heated towel rail. To the rear, bedroom 2 offers a well-proportioned double room, while bedroom 3 is an ideal single bedroom, also rear-facing. A well-appointed family bathroom serves this floor, complete with a bath with a shower, basin, toilet and heated towel rail.

Externally, the rear garden makes the most of its south-west-facing position, with wooden decking set in the sunniest spots, perfect for outdoor dining or relaxing. At the far end sits a superb summerhouse fitted with a wood-burning stove, accompanied by a separate utility and storage shed, creating an exceptional additional space to enjoy all year round. Residents benefit from beautifully maintained communal grounds at approximately £450 per year, providing an attractive and well-kept environment throughout the estate.





Property Information

-  3/4 BEDROOM TOWNHOUSE
-  KITCHEN/ DINER
-  OUTBUILDING
-  EPC- C
-  1558 SQ FT
-  GATED COMMUNITY
-  BALCONY ACCESS FROM LIVING ROOM
-  NO ONWARD CHAIN
-  COUNCIL TAX BAND- F



x4

Bedrooms



x2

Reception Rooms



x3

Bathrooms



x1

Parking Spaces



Y

Garden



Y

Garage

Local Area

Hazlemere is a highly sought-after Buckinghamshire village that blends a friendly, community-focused atmosphere with excellent everyday convenience. Surrounded by pockets of woodland and open green spaces, it offers a semi-rural feel while still providing quick access to nearby towns, including High Wycombe, Beaconsfield and Amersham.

Transport Links

Hazlemere enjoys strong and convenient transport links, making it an excellent base for commuters and families alike. The village sits just a short drive from High Wycombe, Beaconsfield and Amersham, all of which provide fast and reliable rail services into London Marylebone and London Underground connections via the Metropolitan Line. Road access is equally convenient, with the A404 and A40 close by, giving quick routes to the M40, M25 and wider motorway network. This makes travel toward London, Oxford, Heathrow Airport and the Midlands straightforward. Regular local bus services run through the village, connecting Hazlemere with neighbouring towns, schools and shopping hubs. With a blend of easy rail access, strong road connections and well-served bus routes, Hazlemere offers excellent transport convenience while maintaining its peaceful village appeal.

Schools

Some of the local schools include:

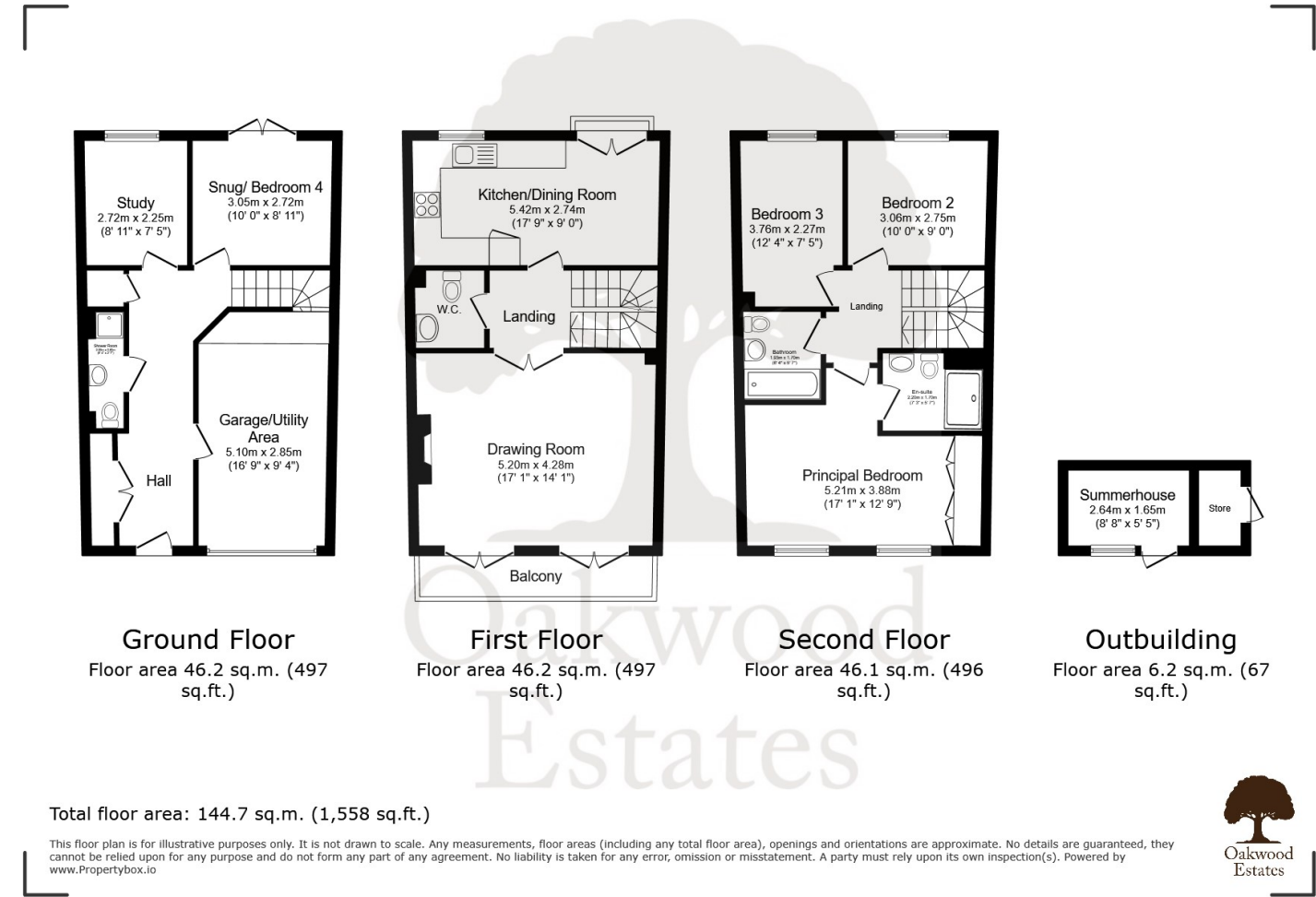
- Cedar Park School
- Manor Farm Community Infant School
- Manor Farm Junior School
- Widmer End Community Combined School
- Highworth Combined School and Nursery
- Holmer Green First School and Pre-School
- Holmer Green Junior School
- Holmer Green Senior School
- Hazlemere Church of England Combined School
- Sir William Ramsay School
- Royal Grammar School
- Wycombe High School
- John Hampden Grammar School

We recommend that you check with the local authority or the school itself to ensure that your child meets their criteria.

Council Tax

Band F

Floor Plan



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

