

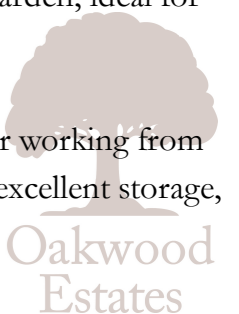


This three-bedroom detached home offers an excellent opportunity for renovation, with potential for the new owner to add a wrap-around rear extension. It's a great option for both families and professionals. On entry, you're greeted by a bright, welcoming hallway with wooden flooring, neutral décor, and a large storage cupboard, along with additional built-in storage.











At the centre of the home is a fully fitted kitchen with Miele appliances, including a gas hob, double oven, integrated dishwasher, washing machine, and separate dryer. A large double fridge freezer provides plenty of storage, supported by deep drawers and ample cupboard space. There's also a dedicated breakfast area for casual dining, along with a sleek sink and chrome fittings.

The lounge is a comfortable and inviting space, featuring a wood-burning stove, wooden flooring, and distinctive white beams that add character. White shutters and neutral tones keep the room light and airy, while recessed spotlights add a polished touch. Doors open directly onto a spacious rear garden, ideal for both relaxing and entertaining.

Upstairs, there are three well-sized bedrooms, offering flexibility for family living, guests, or working from home. The property also benefits from gas central heating, double glazing throughout, and excellent storage, providing comfort and efficiency all year round.

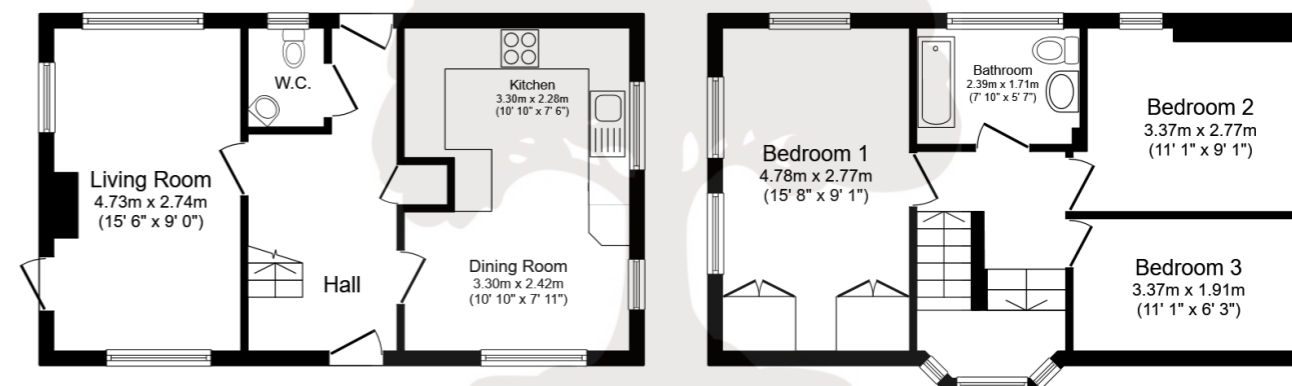


Property Information

-  DETACHED 3 BEDROOM HOUSE
-  PARKING FOR UP TO FOUR VEHICLES
-  STUNNING WOODEN FLOORS AND THICK PILE CARPET
-  WOOD BURNER IN LOUNGE
-  COUNCIL TAX BAND - BAND E
-  INTEGRATED KITCHEN WITH MIELE APPLIANCES
-  LARGE 60 FT (APPROX) SW FACING REAR GARDEN
-  RECESSED SPOT LIGHTING THROUGHOUT
-  840 SQUARE FOOT
-  EPC - C

					
x3	x1	x1	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Ground Floor
Floor area 39.8 sq.m. (429 sq.ft.)

First Floor
Floor area 40.5 sq.m. (436 sq.ft.)

Total floor area: 80.3 sq.m. (864 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



Front External

A well-presented brick building presented with stone tiled front garden and provisions for parking for 4 cars, wooden fence surround and a small grass area to the front of the land.

Rear External

The home benefits from a large rear South West facing garden which is generous in size and has low maintenance lawns, wooden fence surround with trees and a small garden shed to the rear for storing your garden appliances.

Location

Surrounded by beautiful green spaces, the Chilterns, and woodland, including Penn Wood the village boasts a selection of local shops, cafés, and pubs, providing everything you need for daily life while maintaining a charming, village atmosphere. The village also hosts local events and community activities, fostering a welcoming and friendly environment.

Schools & Education

South Buckinghamshire is well-renowned for its outstanding selection of both state and independent schools, and is one of the few counties in England that continues to offer grammar school education:

- 1) Curzon Church of England Combined School

- 2) Tylers Green First School & Middle School
- 3) Holmer Green First School and Pre-School
- 4) Cedar Park School
- 5) Pipers Corner School
- 6) Hazlemere Church of England Combined School
- 7) Sir William Ramsay School
- 8) The Royal Grammar School, High Wycombe

Transport & Connectivity

Hazlemere enjoys excellent road access, making it ideal for commuters and drivers. The village is close to major routes including the M40 motorway, which offers direct links to London and the Midlands, as well as easy access to surrounding towns such as Beaconsfield, High Wycombe and Aylesbury.

Local Amenities

Rydal offers excellent access to local amenities within a 10-minute walk, including a library, doctors, dental surgery, pharmacy, bank, restaurants, and convenience stores such as Tesco Express and Little Waitrose. Its also a short 2-minute walk to the highly recommended Mayflower pub.

Council Tax

Band E

