



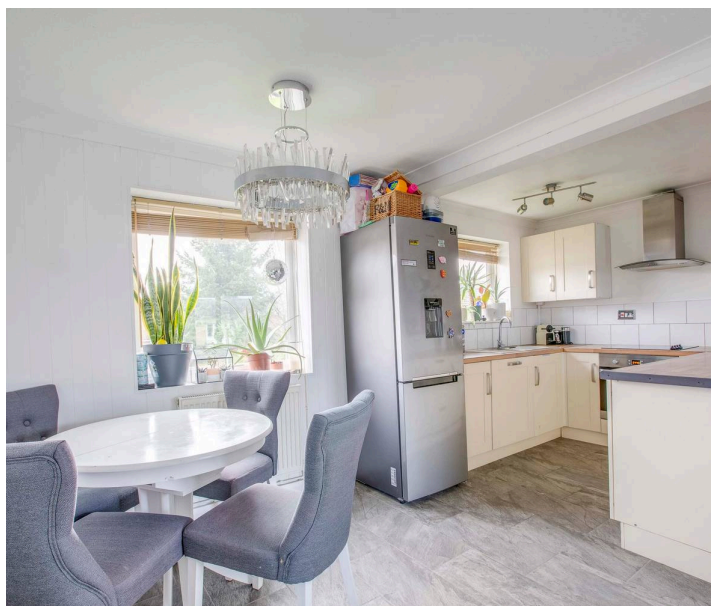
12 Wellfield, Hazlemere - HP15 7TJ
£299,950

TR TIM RUSS
& Company



- Located on the ever popular Manor Farm Estate close to well regarded schools, local amenities and transport links
- Lease remaining: 938 years remaining
- Ground Rent = £250 annually paid in full or 2 equal payments
- Service charge: £5 annually
- Council Tax band: C
- Tenure: Leasehold
- EPC Energy Efficiency Rating: C

Hazlemere is conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. Within a short walk is a local parade of shops. Restaurants can be found on Hazlemere Crossroads and at Park Parade there a wider range of amenities. The property is in the catchment area for the sought after Manor Farm schools. Buckinghamshire is renowned for its state and private education. Grammar schools include The Royal Grammar School for boys and Wycombe High School for girls to name but a few. Details will need to be confirmed with the appropriate schools for their catchment areas. For recreation there are two local parks, one opposite and one a short walk to Ashley Drive. Hazlemere and the surrounding area offers a wide variety of leisure and entertainment facilities including Wycombe Swan Theatre, the swimming pool and multi sports center on Marlow Hill in High Wycombe. There are a number of both private and public golf courses in the area and tennis, football and rugby clubs close by.



Looking for a cosy nest to call home sweet home? Look no further! Come check out this delightful 2-bedroom flat situated on the ever-popular Manor Farm Estate.

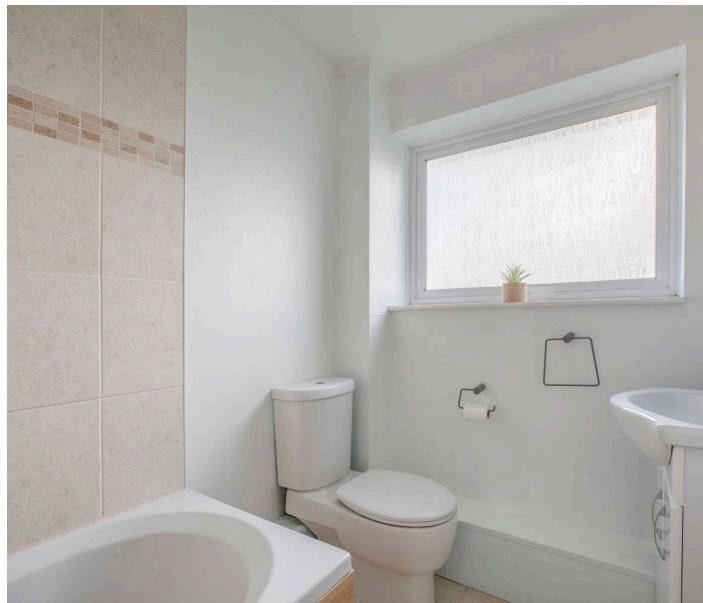
As you approach the property, you can't miss the external staircase leading up to the front door. Once inside, you'll find yourself in an entrance lobby, complete with a convenient boiler/storage cupboard to store all your bits and bobs. With gas central heating to radiators throughout, you can rest assured that you'll stay warm and toasty during those chilly winter nights.

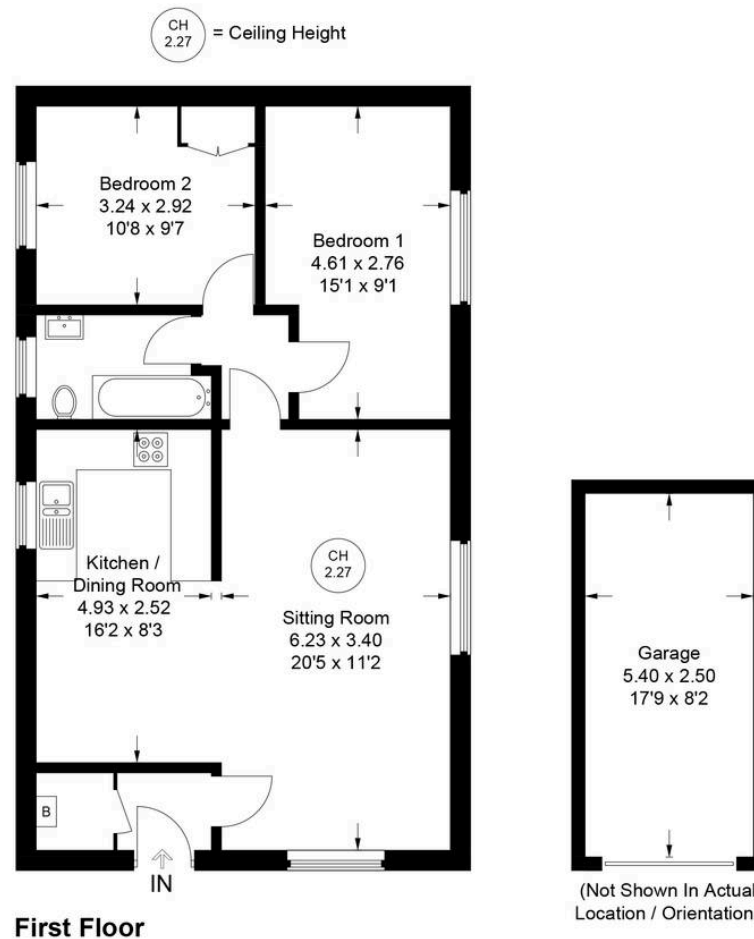
Step into the 20ft sitting room where large picture windows flood the space with natural light, creating a bright and airy atmosphere that welcomes you with open arms. The sitting room seamlessly flows into the kitchen/dining room, perfect for entertaining friends or enjoying a quiet meal at home.

This flat boasts two generously sized double bedrooms, one of which features a fitted wardrobe – no more worrying about where to store all your clothes! The family bathroom is conveniently situated to serve both bedrooms, making mornings a breeze.

Need some extra storage or a place to park your car? Not to worry, this property comes with an external garage in a nearby block – goodbye parking dilemmas!

Located close to well-regarded schools, local amenities, and excellent transport links, this flat offers not just a place to live, but a lifestyle. Whether you're looking to settle down or simply searching for a cosy retreat after a long day, this property ticks all the boxes.





12 Wellfield, HP15 7TJ

Approximate Gross Internal Area

Ground Floor = 68.1 sq m / 733 sq ft

Garage = 13.5 sq m / 145 sq ft

Total = 81.6 sq m / 878 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.

