



24 Beechfield Way, Hazlemere - HP15 7TP

Offers Over £380,000

 **TIM RUSS**
& Company



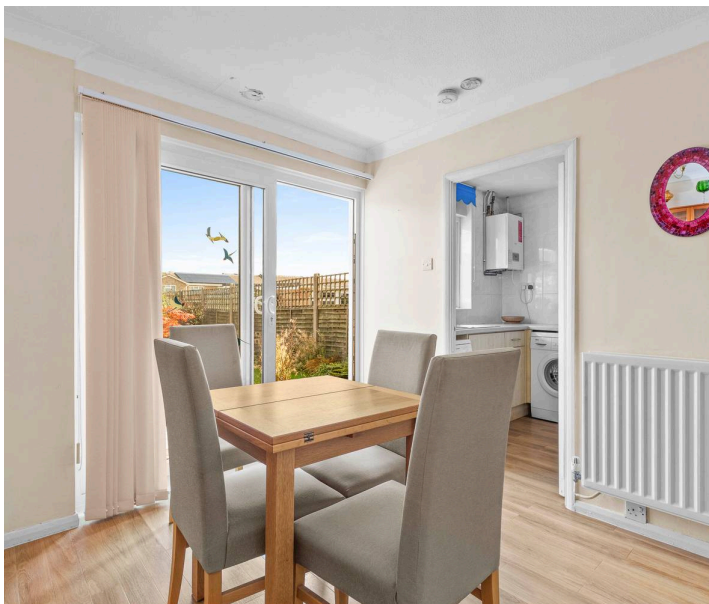
- Offered for sale with no onward chain is this three bedroom terrace property, set in a tucked away position on the ever popular Manor Farm estate
- Walking distance to regarded schools, amenities & transport links

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.

Council Tax band: D

EPC Rating: C

Tenure: Freehold



Located within the sought-after Manor Farm estate, this three-bedroom terraced house is now available for sale without any onward chain. Ideally positioned in a secluded area, this property is conveniently close to esteemed schools, various amenities, and excellent transport links.

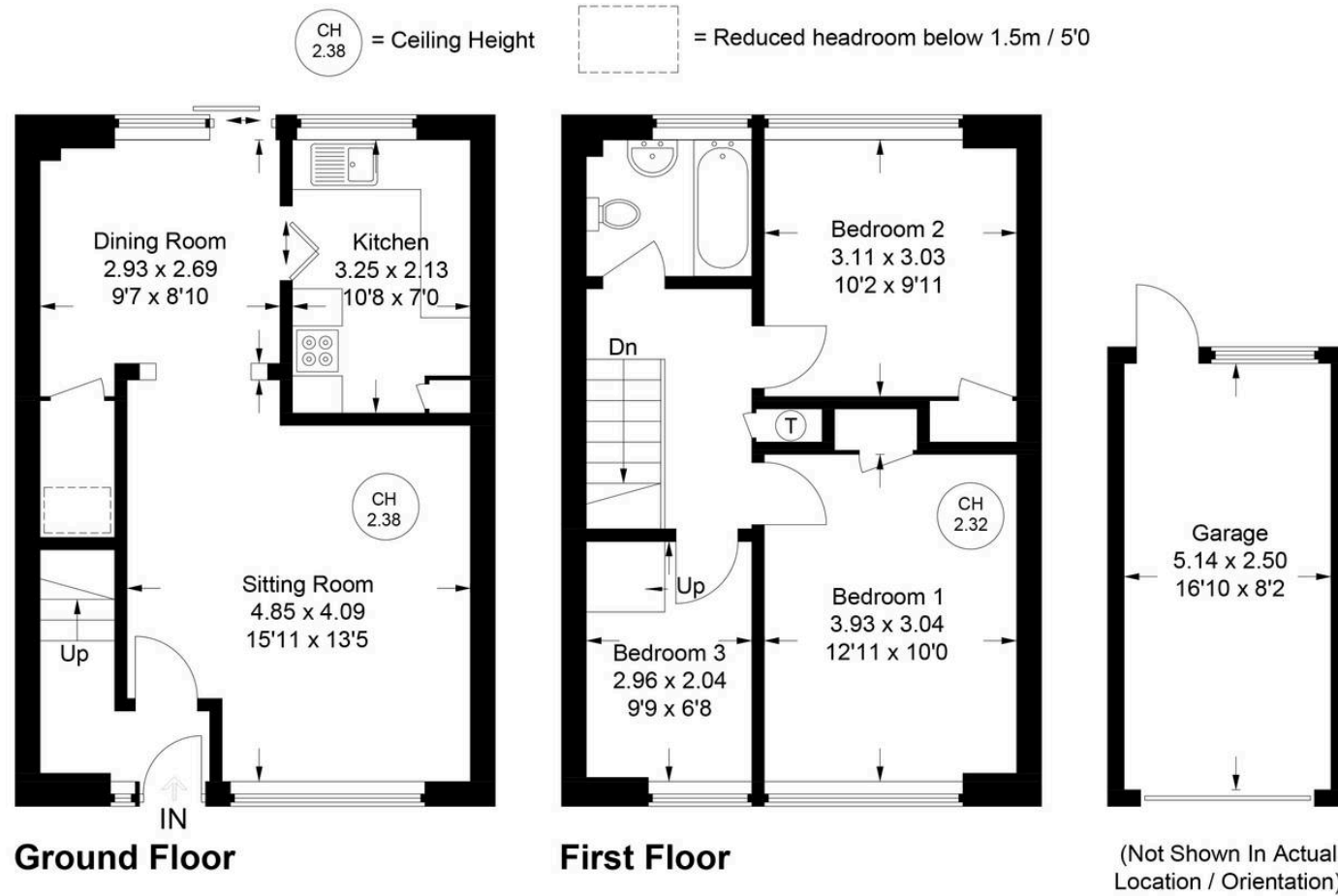
Upon entering, you are greeted by a bright and airy sitting room featuring an attractive fireplace, leading seamlessly into the dining room. The dining area boasts a practical storage cupboard and comfortable patio doors that open up to the rear garden, providing a seamless flow between indoor and outdoor living spaces. The fitted kitchen is well-appointed with a variety of base and eye-level units, offering ample storage space and views of the rear garden.

The first floor comprises a generously sized 12ft principal bedroom complete with a built-in storage cupboard. Additionally, there is a further double bedroom and a cosy single bedroom, all serviced by the family bathroom.

Externally, this property comes with the added convenience of parking and a garage located at the rear of the house, ensuring secure off-road parking and additional storage space.

Perfect for families or those seeking a well-connected community, this three-bedroom house presents a wonderful opportunity to reside in a highly desirable location without the hassle of a property chain.





24 Beechfield Way, HP15 7TP

Approximate Gross Internal Area
 Ground Floor = 40.5 sq m / 436 sq ft
 First Floor = 40.3 sq m / 434 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 93.7 sq m / 1009 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.

