



26 Beechfield Way, Hazlemere - HP15 7TP

Offers Over £375,000

 **TIM RUSS**
& Company



- Offered for sale with no onward chain is this three bedroom mid terrace home in need for complete modernisation and updating
- Tucked away off a quiet walkway in the ever popular Manor Farm estate, close to local amenities, fantastic schools and local 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 / Tenure: Freehold

EPC Energy Efficiency Rating: D



Situated in the sought-after Manor Farm estate, this three-bedroom terraced house presents a prime opportunity for those seeking a project to bring a property up to its full potential. Boasting a tranquil location away from the bustle of the surrounding area, this mid-terrace home requires complete modernisation yet promises a rewarding transformation for its future owner.

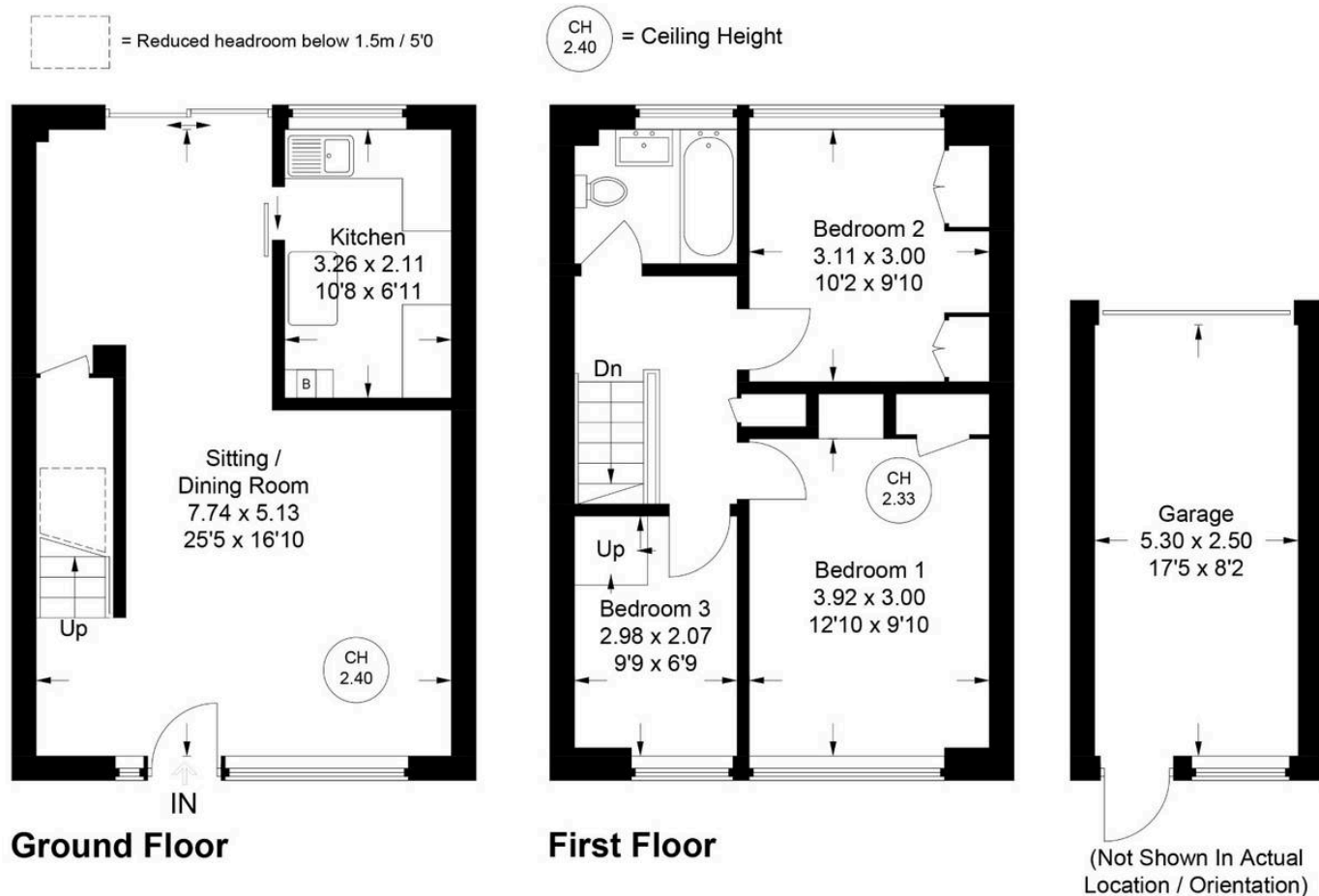
Upon entering, a spacious 25ft L-shaped sitting/dining room greets you, offering ample space for relaxation and entertaining. Flooded with natural light through the patio doors leading to the rear, this area could provide a welcoming ambience. The adjacent kitchen provides the perfect canvas for a modern culinary space, awaiting personalisation to suit the preferences of its new inhabitants.

Ascending the stairs, the first floor reveals two generously proportioned double bedrooms alongside a single bedroom. These sleeping quarters are serviced by the shared family bathroom, offering convenience and functionality on the same level.

Externally, the property features a patio area leading onto a lawn, providing a potential outdoor sanctuary for unwinding or al fresco dining. Additionally, a personal door gives access to the garage, enhancing the convenience of the living space. Parking facilities are available at the rear of the property, ensuring ease of access and practicality for residents.

The property enjoys proximity to a range of local amenities, including shops, schools, and excellent transport links, making daily life more convenient for its occupants. Perfect for families or those seeking a property development opportunity, this home represents a chance to create a personalised living space in a well-connected and desirable location.





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Approximate Gross Internal Area
 Ground Floor = 39.7 sq m / 427 sq ft
 First Floor = 39.3 sq m / 423 sq ft
 Garage = 13.7 sq m / 147 sq ft
 Total = 92.7 sq m / 997 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

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