



21 Magnolia Dene, Hazlemere - HP15 7QE

Guide Price £1,125,000

TR TIM RUSS
& Company



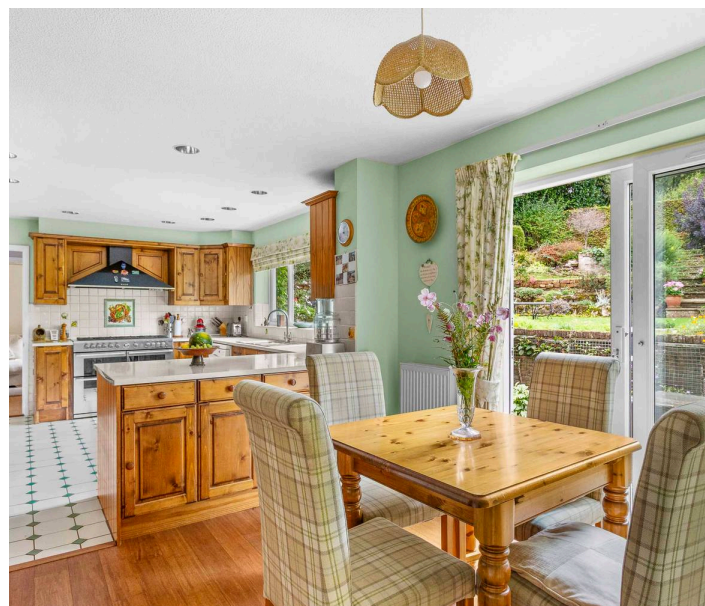
- Situated in this sort after location within walking distance to the Royal Grammar School and Hazlemere crossroads is this impressive detached family home
- Offering excellent scope to extend/reconfigure subject to the usual consents
- Beautifully stocked and lovingly landscaped tiered rear garden that provides a stunning backdrop with summerhouse, ornate pond with bridge over, useful shed and a array of mature shrubs throughout

Magnolia Dene is a much sought after residential road of similar substantial properties, within easy reach of the bustling centre of Hazlemere. The area is renowned for its choice of quality schooling, being within the catchment area of the highly prized grammar and high schools, plus nearby Godstowe Preparatory School, Wycombe Abbey and Pipers Corner. High Wycombe train station lies within approximately 2 miles of the property offering a direct service to London Marylebone in 28 minutes. Alternatively, Beaconsfield train station is approximately 5 miles away also offering a direct link to London Marylebone with the shortest journey taking approximately 25 minutes. Nearby Amersham offers the alternative Metropolitan Line.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

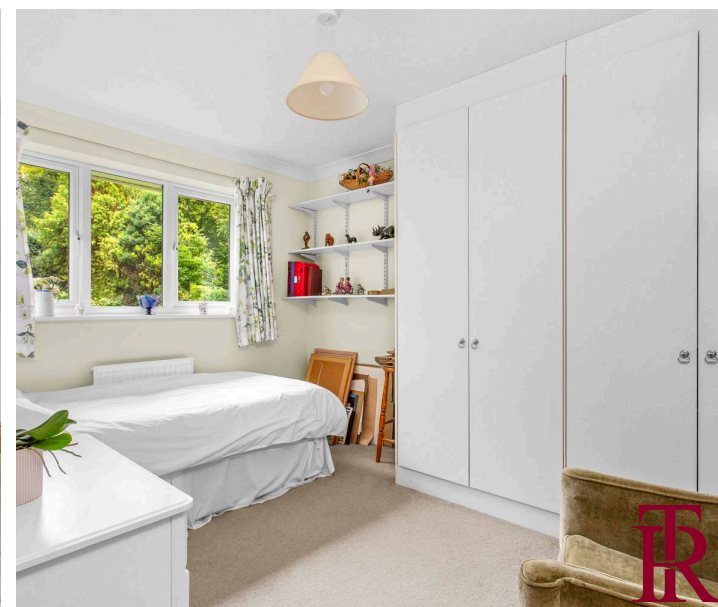


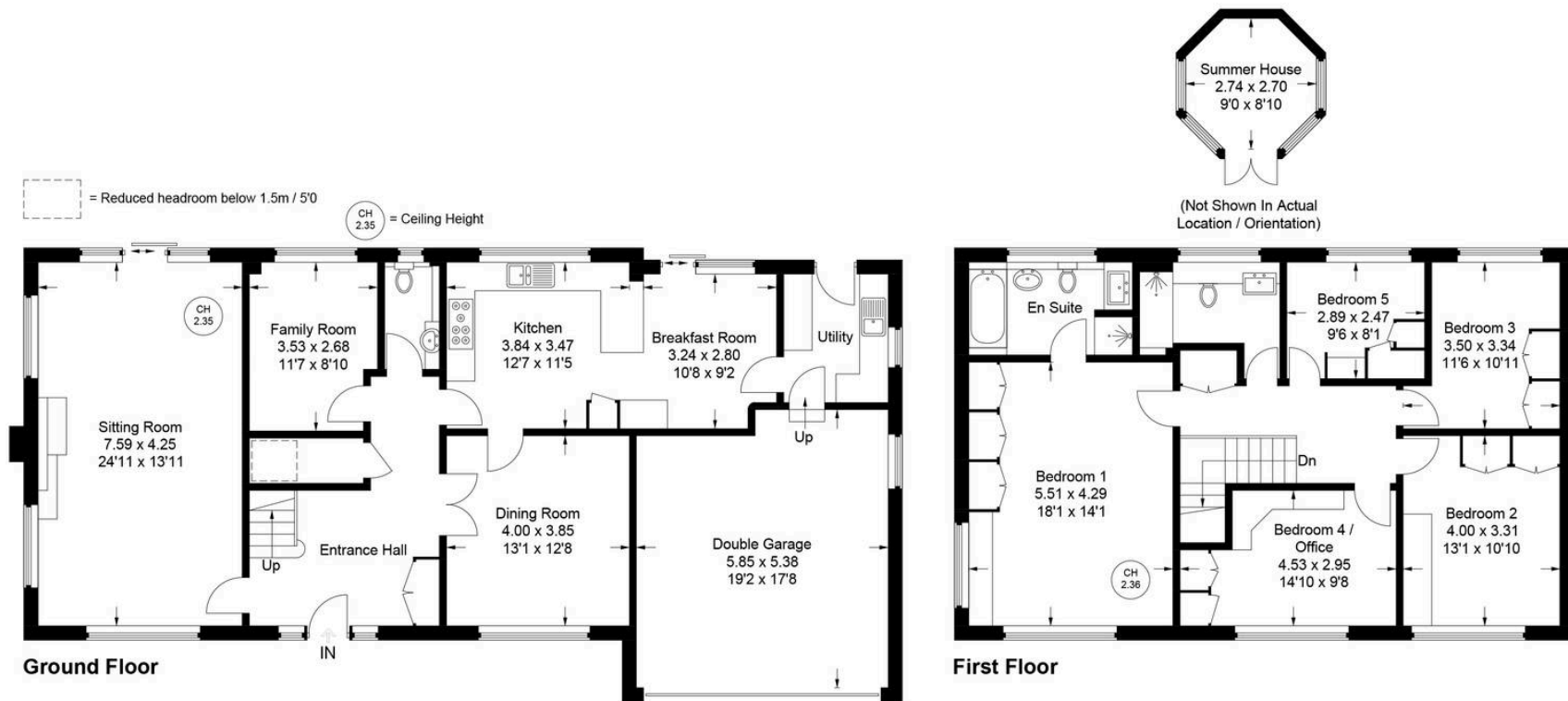
Presenting this fine 5-bedroom detached house in the highly sought-after location within walking distance to the Royal Grammar School and Hazlemere crossroads. This impressive family home offers excellent scope for extension or reconfiguration, subject to the usual consents.

Upon entry, a large welcoming hallway awaits, featuring a downstairs cloakroom and two spacious storage cupboards. The hallway leads to the generous triple aspect sitting room, highlighted by a feature fire and patio doors opening to the garden. The kitchen/breakfast room boasts a range of base and eye level units, some integrated appliances, and a patio door to the garden, with an additional door leading to the utility room. Completing the ground floor are two additional reception rooms, perfect for various family activities.

Heading upstairs, the principal bedroom awaits, featuring fitted wardrobes and a large ensuite bathroom for added convenience. Three further double bedrooms, all equipped with fitted cupboards, accompany a generous single bedroom with its own fitted cupboards all served by the well-appointed family bathroom.

Outside, a generous driveway provides ample parking space and leads to a double garage with an electric up and over door and integral door to the utility room. The beautifully stocked and carefully landscaped tiered rear garden offers a stunning backdrop, complete with a summerhouse, an ornate pond with a bridge, a useful shed, and an array of mature shrubs adding to the picturesque setting.





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Approximate Gross Internal Area

Ground Floor = 143.0 sq m / 1539 sq ft
 (Including Double Garage)

First Floor = 95.2 sq m / 1025 sq ft

Summer House = 6.3 sq m / 68 sq ft

Total = 244.5 sq m / 2632 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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