



6 Oakengrove Lane, Hazlemere - HP15 7ND
£450,000



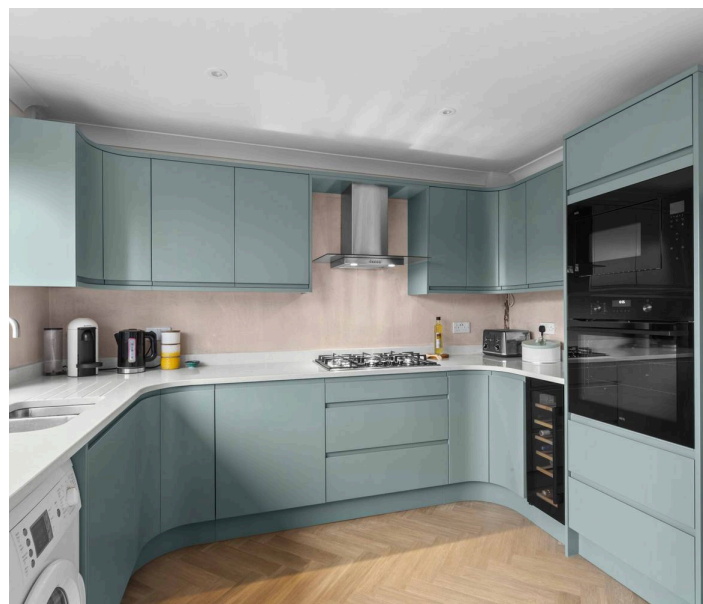
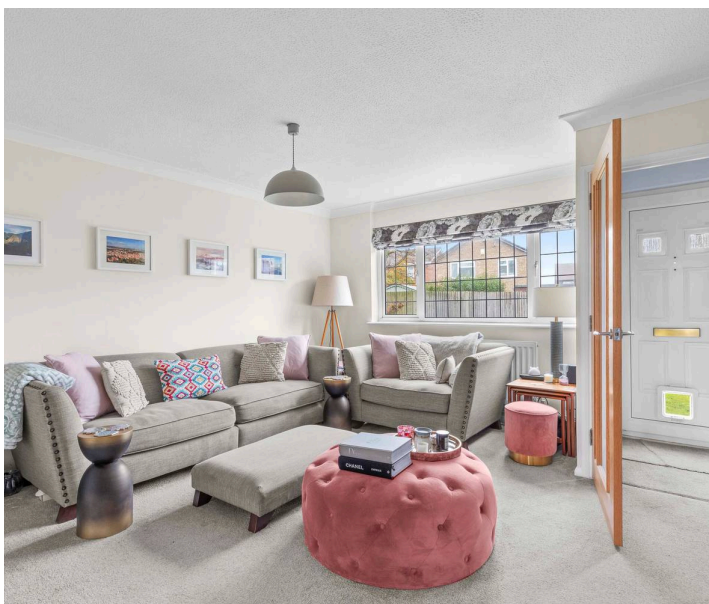
- Situated on the ever popular Manor Farm estate, close to local amenities, transport links and highly regarded schools

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: C



Welcome to this delightful three-bedroom end-of-terrace house set on a quiet walk way on the sought-after Manor Farm estate that promises a lifestyle of convenience and comfort. Nestled in a prime location, this property is within easy reach of local amenities, transport links, and well-regarded schools.

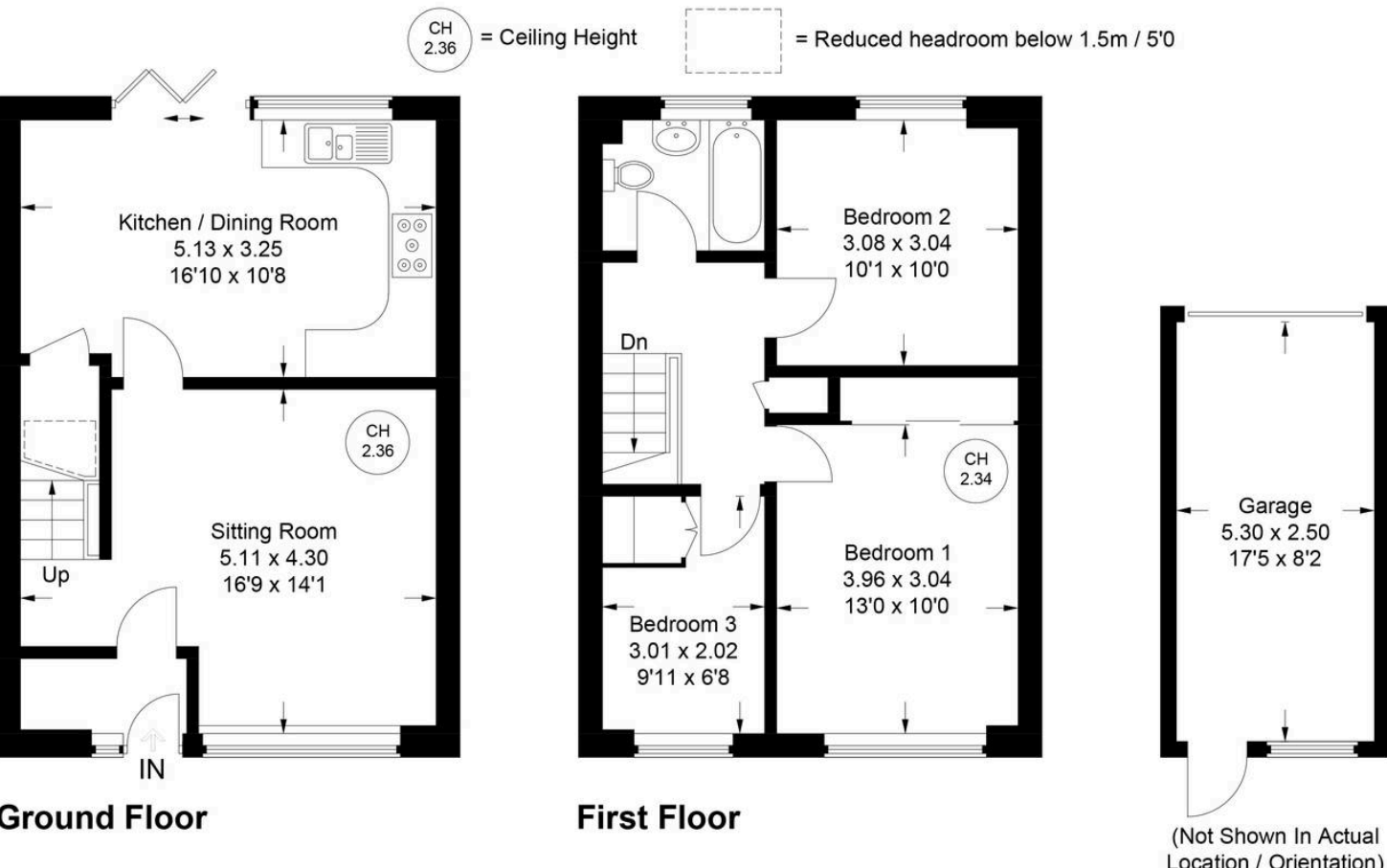
Step inside and you'll find an inviting entrance porch that leads to a bright and airy sitting room, setting the tone for relaxed family living. The recent makeover of the open-plan kitchen and dining area has elevated the home's appeal, boasting a stylish range of base and eye-level units, integrated appliances, and patio doors that open up to the rear garden.

Upstairs consists of a spacious principal bedroom with fitted cupboards, a second generous double bedroom, and a charming single bedroom – all thoughtfully arranged around the family bathroom for practicality.

Outside, the rear garden enjoys a patio area perfect for alfresco dining and entertaining with mature shrub borders, level lawn, and enclosed by timber fencing with a convenient rear gate leading to the garages. Parking is a breeze at the rear with driveway parking for two vehicles leading to a garage in block.

This property truly offers a fantastic blend of comfort, style, and practicality in a superb location. Perfect for families seeking a modern and well-connected home, this gem on Manor Farm estate is sure to impress. Don't miss the opportunity to make this house your new home sweet home.





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Approximate Gross Internal Area

Ground Floor = 41.1 sq m / 442 sq ft

First Floor = 40.7 sq m / 438 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 95 sq m / 1022 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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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.



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