



30 Eastern Dene, Hazlemere - HP15 7BS

Guide Price £550,000

 **TIM RUSS**
& Company



- A three bedroom link detached bungalow, beautifully presented and totally refurbished throughout in delightful gardens
- Situated just a short stroll from all amenities and easy access of excellent transport links
- Offering light and flexible accommodation throughout, this individual property must be viewed to be appreciated

The property is ideally situated within easy access to High Wycombe, Beaconsfield and Amersham with their excellent shopping and sporting facilities and main line trains and underground service to London (25 mins by train from High Wycombe). Heathrow is approximately half an hours drive away. The property is in the catchment for and close to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



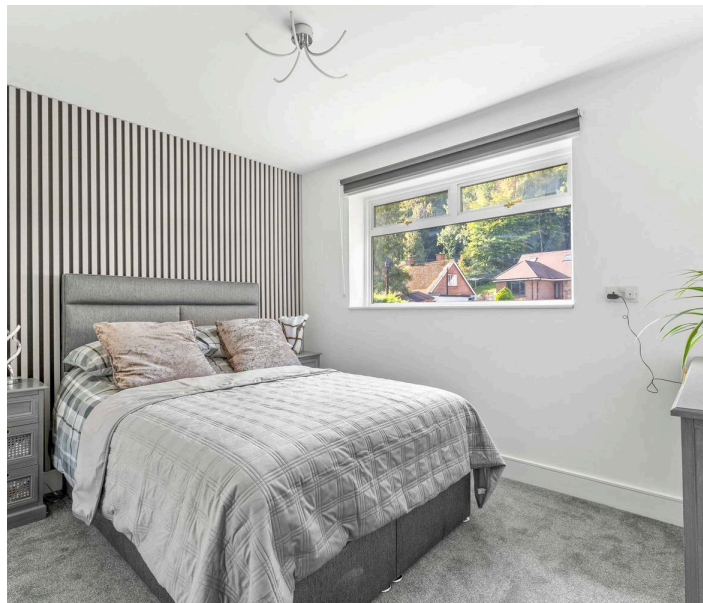
Presenting this stunning 3 bedroom bungalow, a beautifully refurbished link detached property nestled in delightful gardens, this home offers a perfect blend of style and modern convenience. Boasting a convenient location within a short stroll of all local amenities and easy access to excellent transport links, this property is a true gem waiting to be explored.

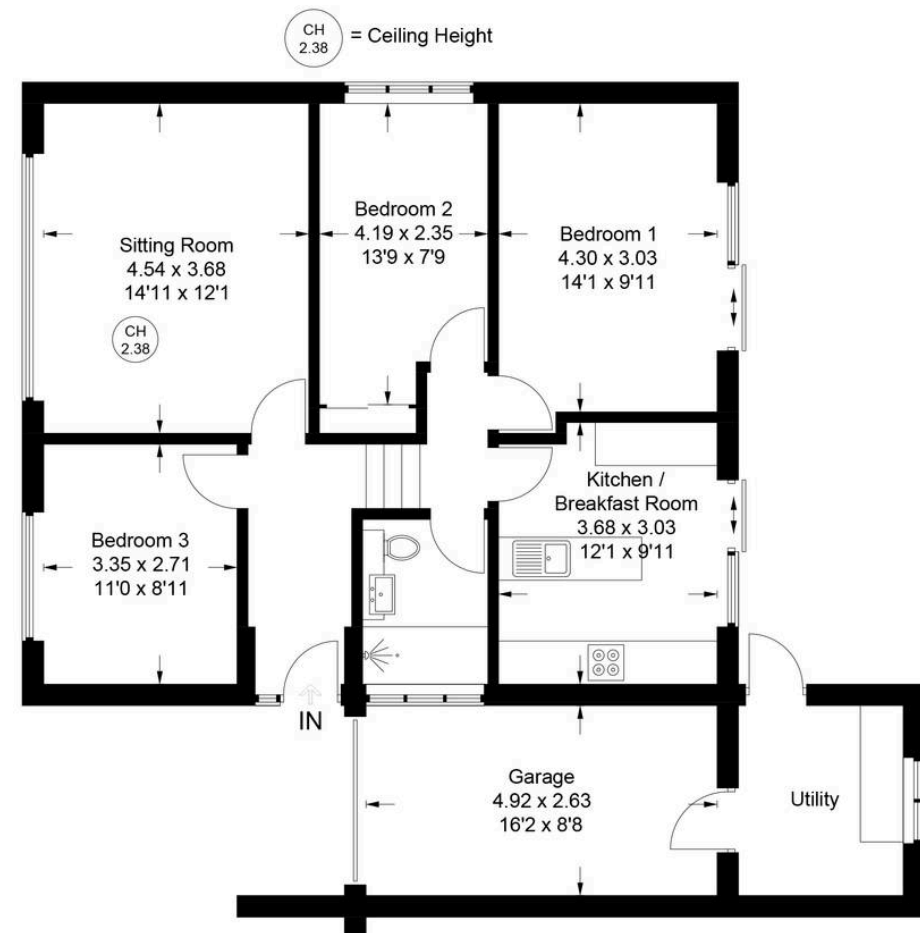
Upon entering, you are greeted by a light and welcoming entrance hall, leading gracefully to a contemporary shower room. The heart of the home lies in the stylish and well-equipped kitchen/breakfast room, complete with integrated appliances, a breakfast bar, and sliding patio doors that open to the rear garden.

The impressive sitting room is a haven of tranquillity, accentuated by large picture windows that overlook the front garden, flooding the room with natural light. Bedroom one offers a retreat with its sliding patio door to the rear garden, while two additional bedrooms provide versatility for various living arrangements.

Outside, a driveway provides convenient parking and leads to a garage/storage space and an external utility room at the rear. The true highlight of this home is the expansive patio area, adorned with central steps that guide you to a meticulously tended lawn, surrounded by mature shrubs and trees, all enclosed within fencing.

This individual property offers versatile living spaces that cater to a variety of lifestyles. Offering light-filled rooms and a flexible layout, every corner of this single storey property exudes comfort and style.





Ground Floor

30 Eastern Dene, HP15, 7BS

Approximate Gross Internal Area = 77.8 sq m / 837 sq ft

Garage / Utility = 20.0 sq m / 215 sq ft

Total = 97.8 sq m / 1052 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.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.