



15b Oakengrove Court Oakengrove Road, Hazlemere - HP15 7LW

Guide Price £200,000

**TR** TIM RUSS  
& Company





- Offered for sale with no onward chain and set at the end of a quiet cul de sac, walking distance to all amenities at Hazlemere crossroads
- Fantastic refurbishment opportunity

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.





Positioned at the end of a quiet cul de sac, this one-bedroom first-floor flat is now available for sale without any onward chain, offering a prime location within walking distance to all amenities situated at Hazlemere crossroads.

As you step inside, you are welcomed by a bright entrance hall, featuring two generously sized storage cupboards - providing ample space for all your storage needs. The spacious sitting room doubles up as a dining area, perfect for entertaining a guest or two or enjoying a cosy meal in.

The kitchen is well-appointed with a variety of base and eye level units and additional space for convenient utility purposes and a wall-mounted Worcester boiler. A comfortable double bedroom with space for free standing furniture served by a convenient wet room, ensuring ease and accessibility for all residents.

Delight in the beautifully stocked and meticulously maintained communal gardens, providing a tranquil environment perfect for relaxation or outdoor strolls. Completing this offering is allocated parking and visitor spaces, easing the burthen of parking in this sought-after location.

For those seeking a project, this property presents a refurbishment opportunity - allowing you to put your stamp on this charming flat and truly make it your own. Don't miss the chance to make this charming property your own, and enjoy the peaceful surroundings within this desirable location.

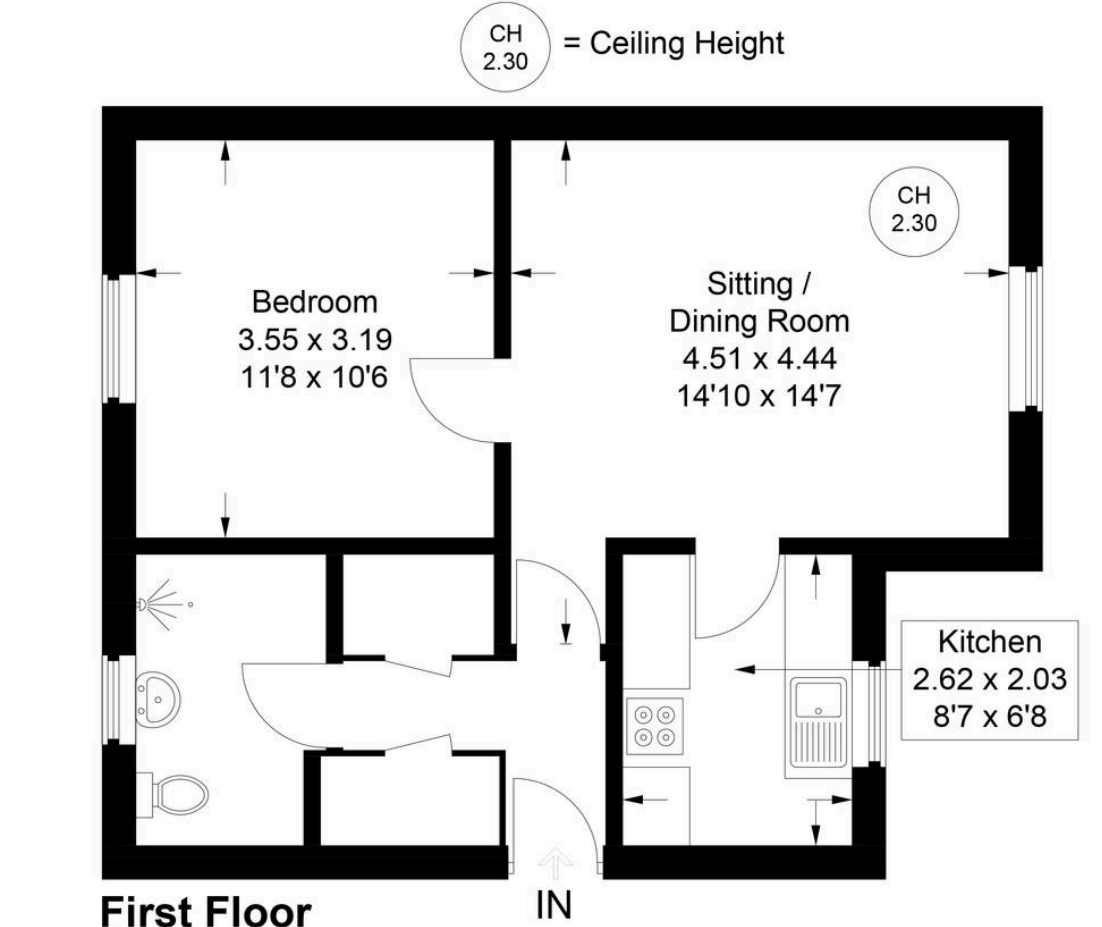
**Tenure: Leasehold / Remaining Lease - 145 years 7 months.**

**Service Charge - £75 pcm.**

**Council Tax band: C**

**EPC Rating: C**





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Approximate Gross Internal Area = 45.4 sq m / 489 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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For more information please visit our website.



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