



8 Park Lane, Hazlemere - HP15 7HY

Guide Price £600,000

**TIM RUSS**  
& Company





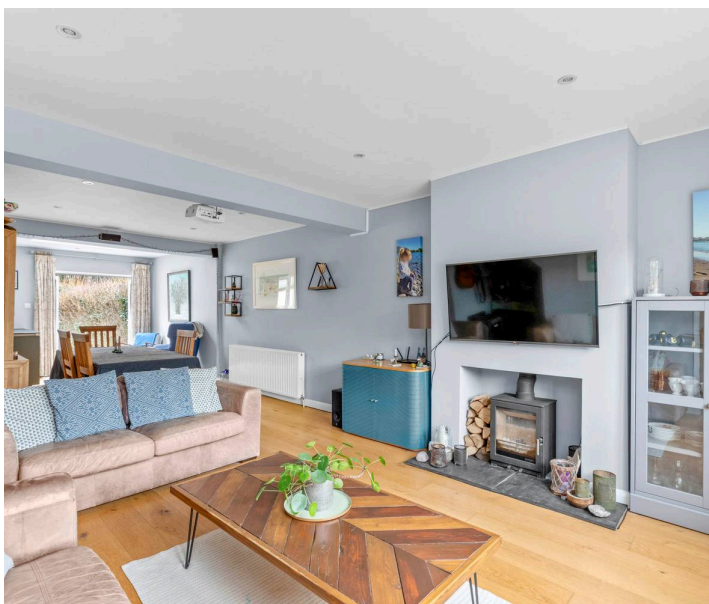
- Situated in a highly regarded road, walking distance to Hazlemere crossroads, Park parade shops, highly regarded schools and transport links
- Extended and updated by the current owners to an excellent finish throughout, viewing is a must to appreciate this beautiful family home
- Home office/studio space and separate gym

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 close to sought after Manor Farm schools with Buckinghamshire being 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 local parks, 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: E**

**Tenure: Freehold**

**EPC Rating: C**





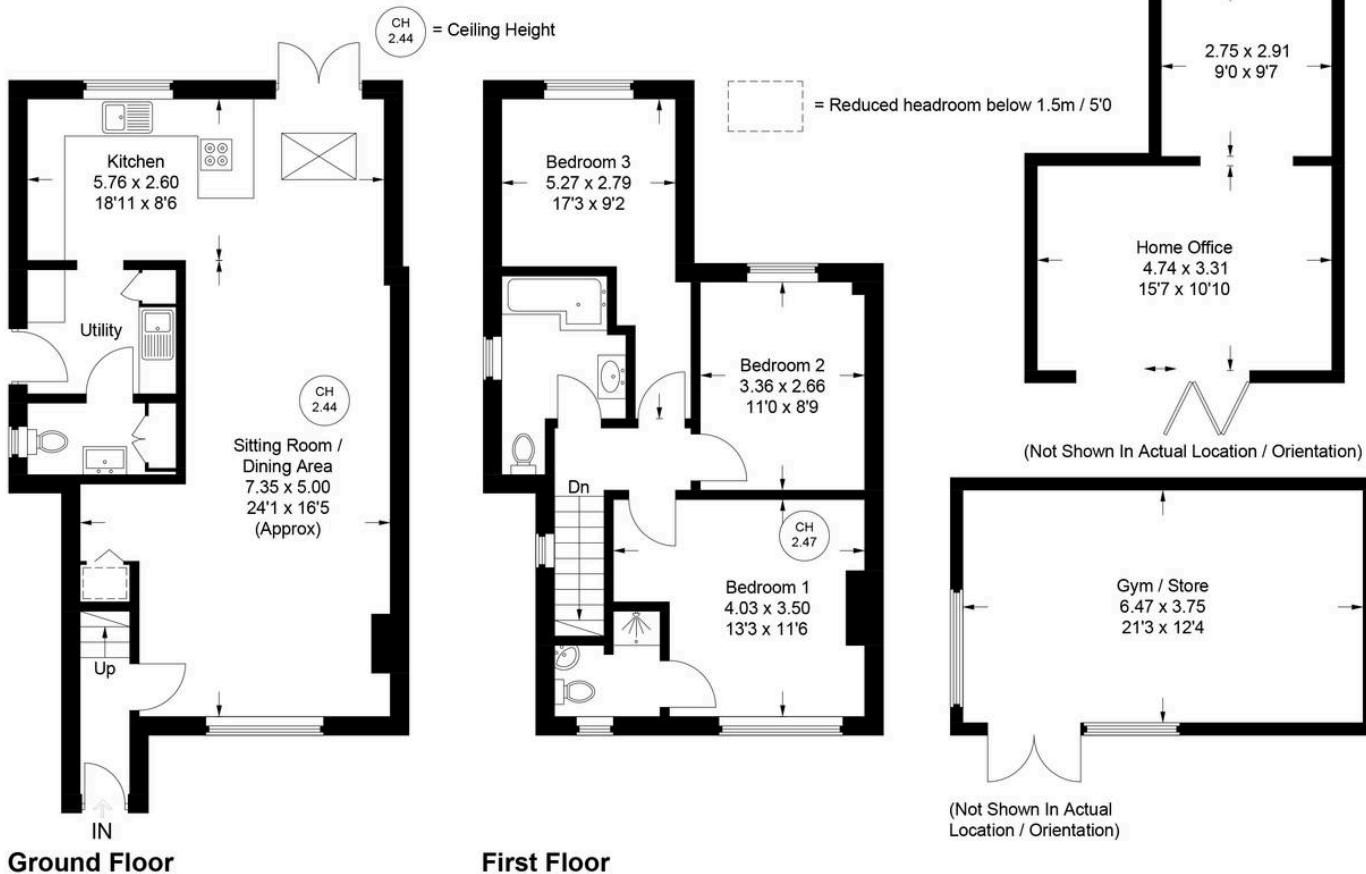
Located on a highly regarded road within walking distance of Hazlemere crossroads, Park Parade shops, sought-after schools, and convenient transport links. The property has been thoughtfully extended and updated by the current owners to an exceptional standard throughout.

The ground floor features a bright and spacious open plan living and dining area, complete with a feature log burning stove and French doors opening directly onto the rear garden. The modern kitchen is beautifully fitted with a comprehensive range of integrated appliances, and leads to a fully equipped utility room with a downstairs WC and a side door providing access to the garden. Upstairs, the principal bedroom benefits from a contemporary ensuite shower room, while two further double bedrooms are served by a well appointed family bathroom. The property also offers driveway off-road parking for added convenience.

To the rear, the property boasts a spacious and private garden. A large decked area provides the perfect space for al fresco dining and summer gatherings, seamlessly connecting the indoor and outdoor spaces via the French doors. The generous lawn is bordered by mature planting. For those working from home or seeking extra space for hobbies, the garden includes a home office or studio with air conditioning/heating, as well as a versatile separate room currently used as a gym (both insulated with power and lighting). A side access gate leads to the front of the property, where you will find a well maintained driveway providing off-road parking for multiple vehicles.







**First Floor**

## 8 Park Lane, HP15 7HY

Approximate Gross Internal Area  
Ground Floor = 56.0 sq m / 603 sq ft  
First Floor = 45.9 sq m / 494 sq ft  
Outbuildings = 48.2 sq m / 519 sq ft  
Total = 150.1 sq m / 1616 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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