



37 Lower Lodge Lane, Hazlemere - HP15 7AT

Guide Price £500,000

 **TIM RUSS**
& Company



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 an excellent choice of local 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, Widmer End Combined and Hazlemere Church of England Combined to name a few. 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 local parks and the surrounding area offers a wide variety of leisure and entertainment facilities including Wycombe Swan Theatre, the swimming pool and multi sports centre 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



This beautifully presented three-bedroom semi-detached house offers generous living space, modern finishes, and excellent versatility for family life. The property boasts two spacious reception rooms, including an open-plan dining and living area with elegant parquet flooring and large windows that fill the space with natural light. Modern pendant lighting and a contemporary fireplace in the living room add warmth and sophistication, while the abundance of natural light throughout creates a cheerful and uplifting atmosphere. The modern kitchen is equipped with sleek cabinetry, integrated appliances, and luxurious granite countertops and upstands, providing a functional yet stylish environment for cooking. Sliding doors from the dining area open directly to the rear garden, creating a seamless indoor-outdoor flow perfect for alfresco dining and summer gatherings. The home's three bedrooms are all bright and inviting, with large windows, neutral decor, and thoughtful storage solutions such as built-in shelving and mirrored wardrobes. The contemporary bathroom is finished to an exceptional standard as well as ample storage and chic fixtures.

Additional features further enhance the appeal of this property. Off-road parking is provided by a spacious shared driveway with EV charging point leading to the garage, ensuring both convenience and security for homeowners. The rear garden is fully enclosed, making it ideal for families and offering a safe space for children to play. The outdoor area includes a generous patio/dedicated seating area, providing the perfect setting for relaxation or entertaining guests.





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