



17 Lower Lodge Lane, Hazlemere, HP15 7AT

Offers In Excess of £450,000

17 Lower Lodge Lane

Hazlemere

- Large corner plot with scope to extend subject to planning
- In need of complete modernisation and improvement
- Two reception rooms, cloakroom and kitchen
- Three good size bedrooms and bathroom
- Driveway serving garage to the rear of the garden
- Gas central heating and part double glazed
- No Upper Chain!

On the edge of the ever popular Cedar Park Development.... A minutes' walk to the Park Parade Centre with excellent shopping facilities which includes: Pharmacy, cafes, supermarket and so much more.... Catchment area for Cedar Park School.... Catchment for the excellent Grammar Schools.... Buses to High Wycombe (2 1/2 miles) and Amersham (5 miles).... 25 minute London trains from the former, 37 minute London trains from the latter plus London service from Beaconsfield (5 miles).... Three M40 access points only 10/15 minutes' drive.... Open countryside nearby....

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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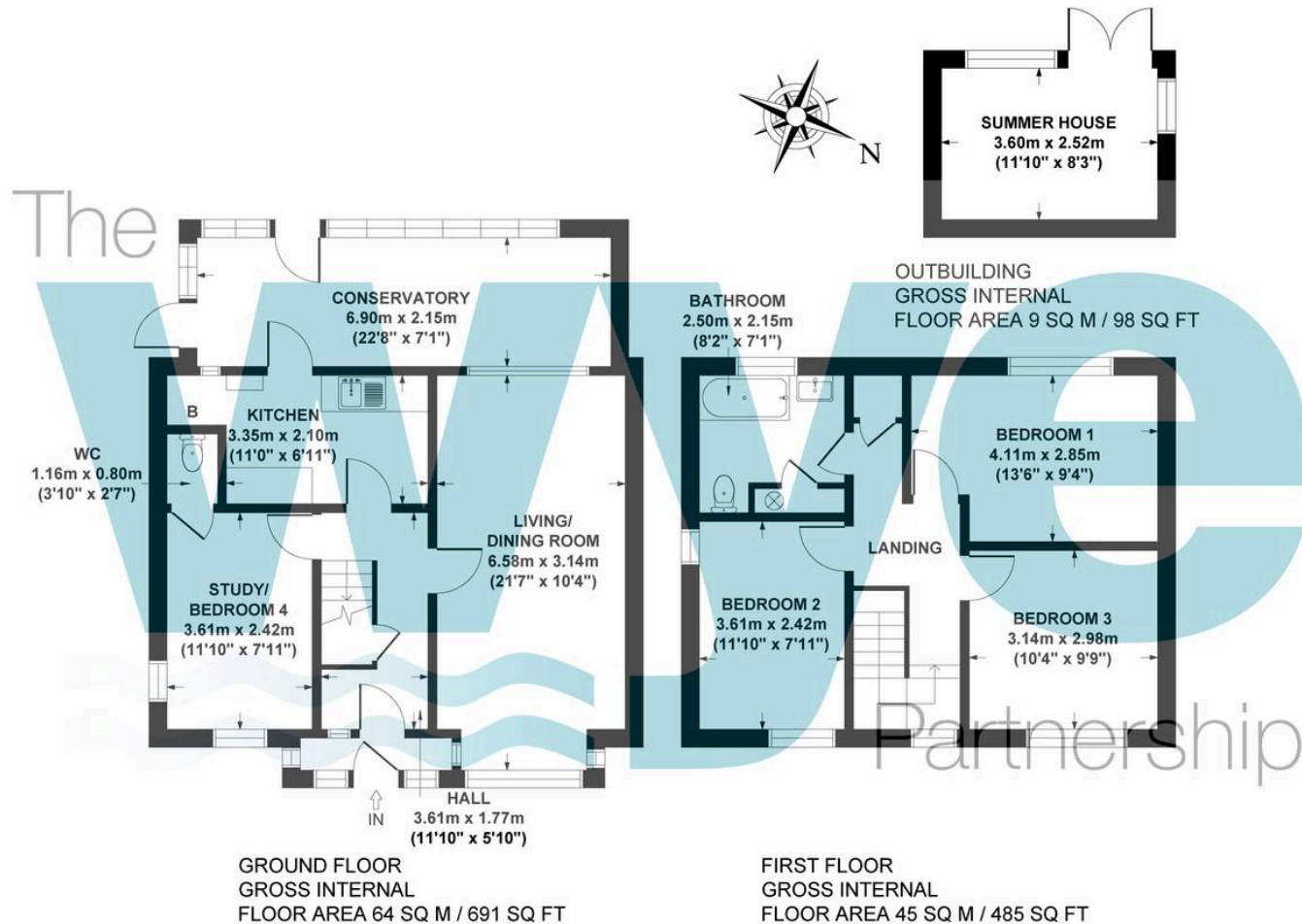
Requiring modernisation and improvement with potential to extend (STPP) due to large plot. Excellent opportunity!

Offered with no upper chain, is this three bedroom, semi-detached house, which presents an exciting opportunity for buyers seeking a home with potential and is set on a large, corner plot with ample scope to extend (subject to planning permission). The property is in need of complete modernisation and improvement throughout, making it ideal for those wishing to create a bespoke family residence. The accommodation comprises a welcoming entrance hall leading to two spacious reception rooms, providing versatile living and dining spaces, as well as a separate kitchen and a convenient ground floor cloakroom. Upstairs, there are three generously proportioned bedrooms, each offering plenty of natural light, together with a family bathroom.

Additional features include gas central heating and part double glazing. A driveway to the rear of the garden leads to the single garage (requires a new roof), offering secure off road parking and additional storage options.

This property is perfectly positioned for access to local amenities, reputable schools and transport links, making it a superb choice for families and investors alike. With its generous plot size and flexible layout, this home offers endless possibilities to renovate and extend to your own specification. Early viewing is highly recommended to fully appreciate the potential on offer.





LOWER LODGE LANE, HAZLEMERE, HP15 7AT
APPROX. GROSS INTERNAL FLOOR AREA 118 SQ M / 1274 SQ FT
(INCLUDING OUTBUILDING)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership Hazlemere

3 Market Parade, Hazlemere - HP15 7LQ

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

