



32 Firs Close, Hazlemere - HP15 7TF

Offers Over £400,000

 **TIM RUSS**
& Company



- Situated in a quiet walkway setting on a corner plot is this end of terrace family home on the ever popular Manor Farm Estate
- Close to regarded schools, transport links and local amenities
- In need of a full renovation but offers fantastic scope to reconfigure & modernise throughout

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, The Royal Grammar School & John Hampden Grammar School (for boys), Beaconsfield High School and Wycombe High School (for girls). Buckinghamshire is renowned for its state and private education. 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.



Tucked away in a quiet walkway, on the ever popular Manor Farm Estate, stands this 3-bedroom terraced house, perfect for a family looking to put their stamp on a property. This end of terrace gem is a canvas awaiting a full renovation, providing an exciting opportunity to reconfigure, and modernise to your heart's content. Within a stone's throw of well-regarded schools, convenient transport links, and local amenities, this house is brimming with promise.

Step inside to discover an entrance hall leading to a vast living/dining area featuring a cosy wood-burning stove and patio doors opening to the rear garden and door to conservatory. The adjacent kitchen beckons with endless possibilities - whether you envision a sociable kitchen/dining room or a separate utility space, the choice is yours.

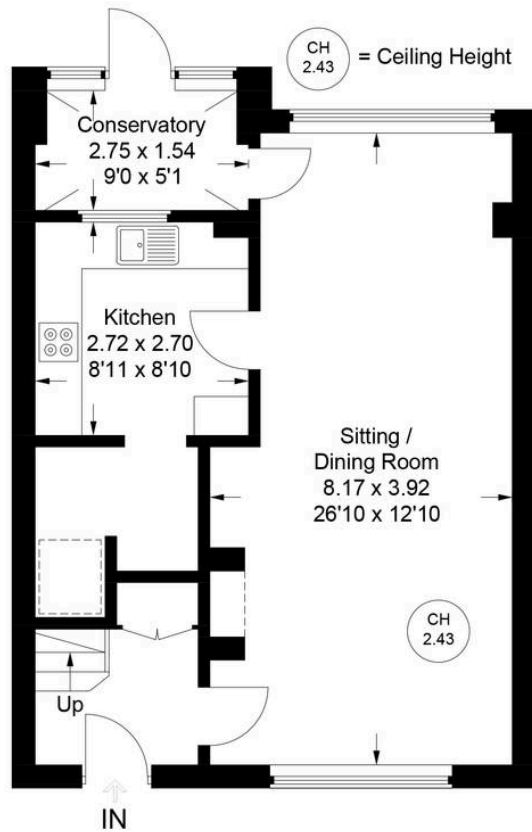
Upstairs, the principal bedroom awaits with its built-in cupboards, along with a further double bedroom and a generous single bedroom, all serviced by the family bathroom. The rear garden is a private space with generous patio, level lawn, and a convenient home office/garage, alongside an additional garden store. To complete the picture, ample driveway parking is available at the rear of the property, ensuring convenience for your daily comings and goings. Viewings to commence soon! Call us now to register your interest.

Council Tax band: D

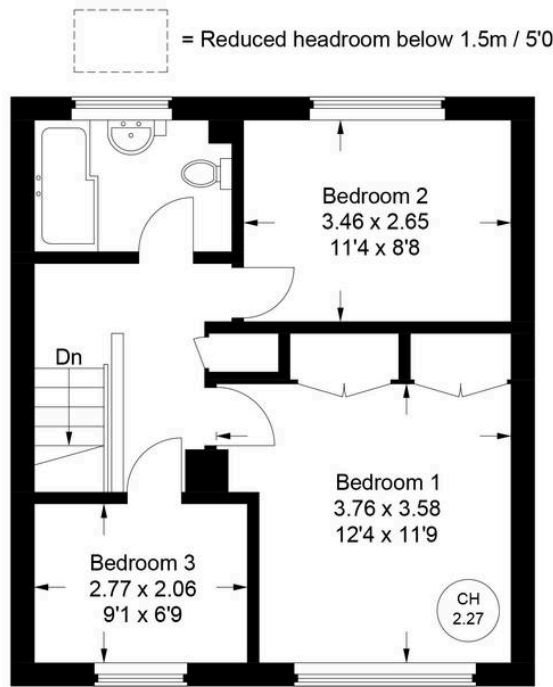
Tenure: Freehold

EPC Rating: D

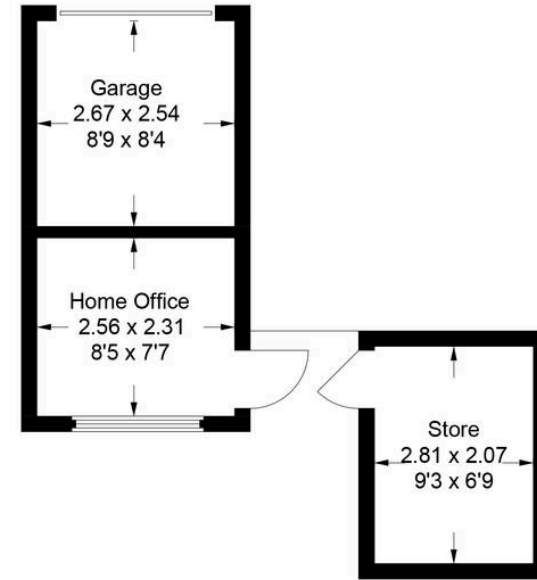




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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Approximate Gross Internal Area
 Ground Floor = 51.9 sq m / 559 sq ft
 First Floor = 43.0 sq m / 463 sq ft
 Outbuildings = 18.4 sq m / 198 sq ft (Including Garage)
 Total = 113.3 sq m / 1220 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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