



25 Willow Chase, Hazlemere - HP15 7QP

Guide Price £1,225,000

 **TIM RUSS**
& Company



- Set in a sought after cul de sac location, walking distance to the highly regarded Royal Grammar School and offered for sale with no onward chain
- A fine and beautifully presented three storey detached family home offering versatile and spacious accommodation approaching 3000 sq ft

Hazlemere is conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. The property has the advantage of being on the local bus route to High Wycombe & Amersham town centres. Within a level walk of the property there is a lovely independent bakery/café, two local public houses, modern tennis club at the recreational ground close by with lovely countryside walks beyond. Local shopping facilities and restaurants can be found at Hazlemere Crossroads and Cosy Corner which is under a mile away. This includes convenient Tesco Express, mini-Waitrose, doctors, dentist and public library, hairdressers, and chemist.



Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

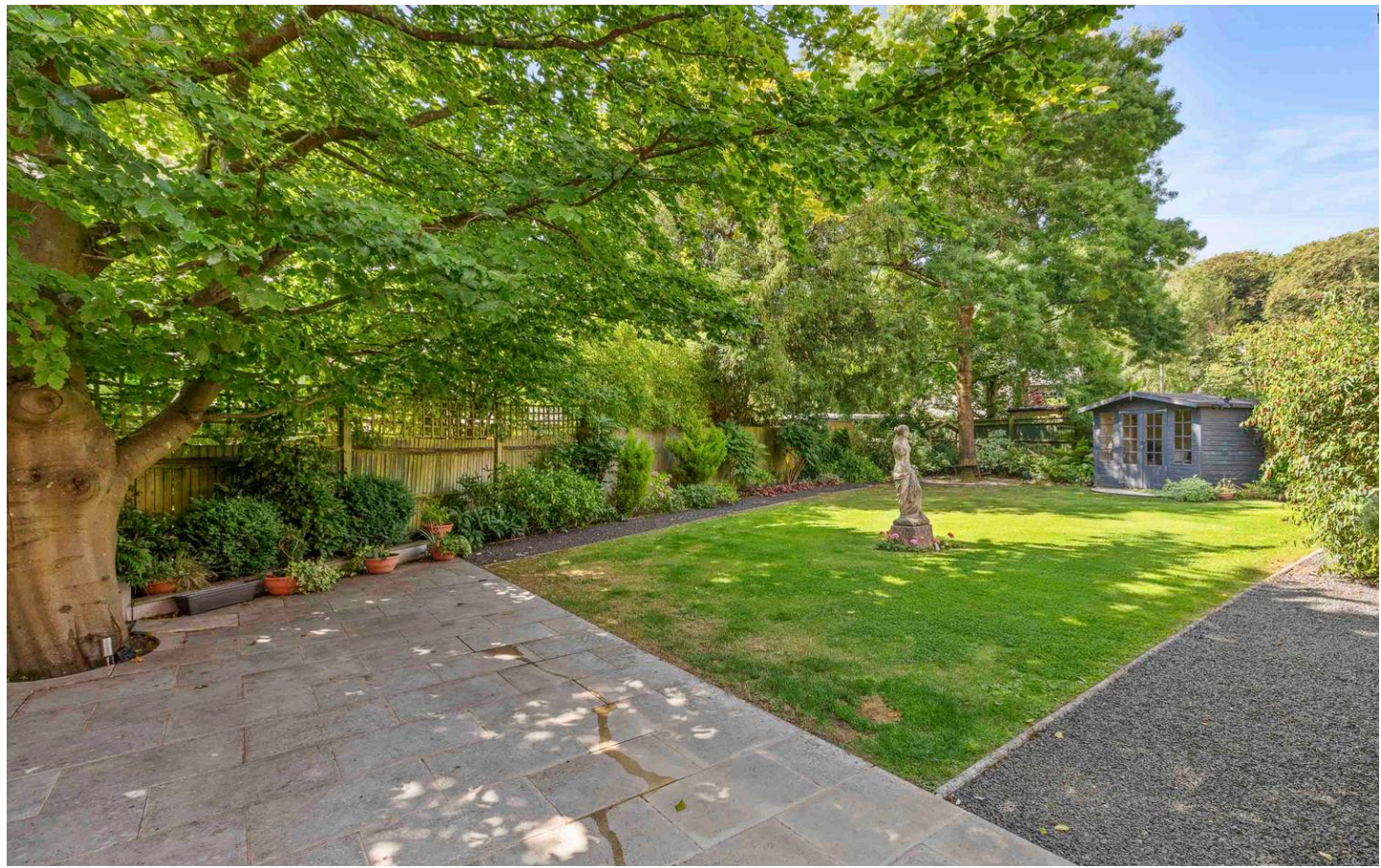


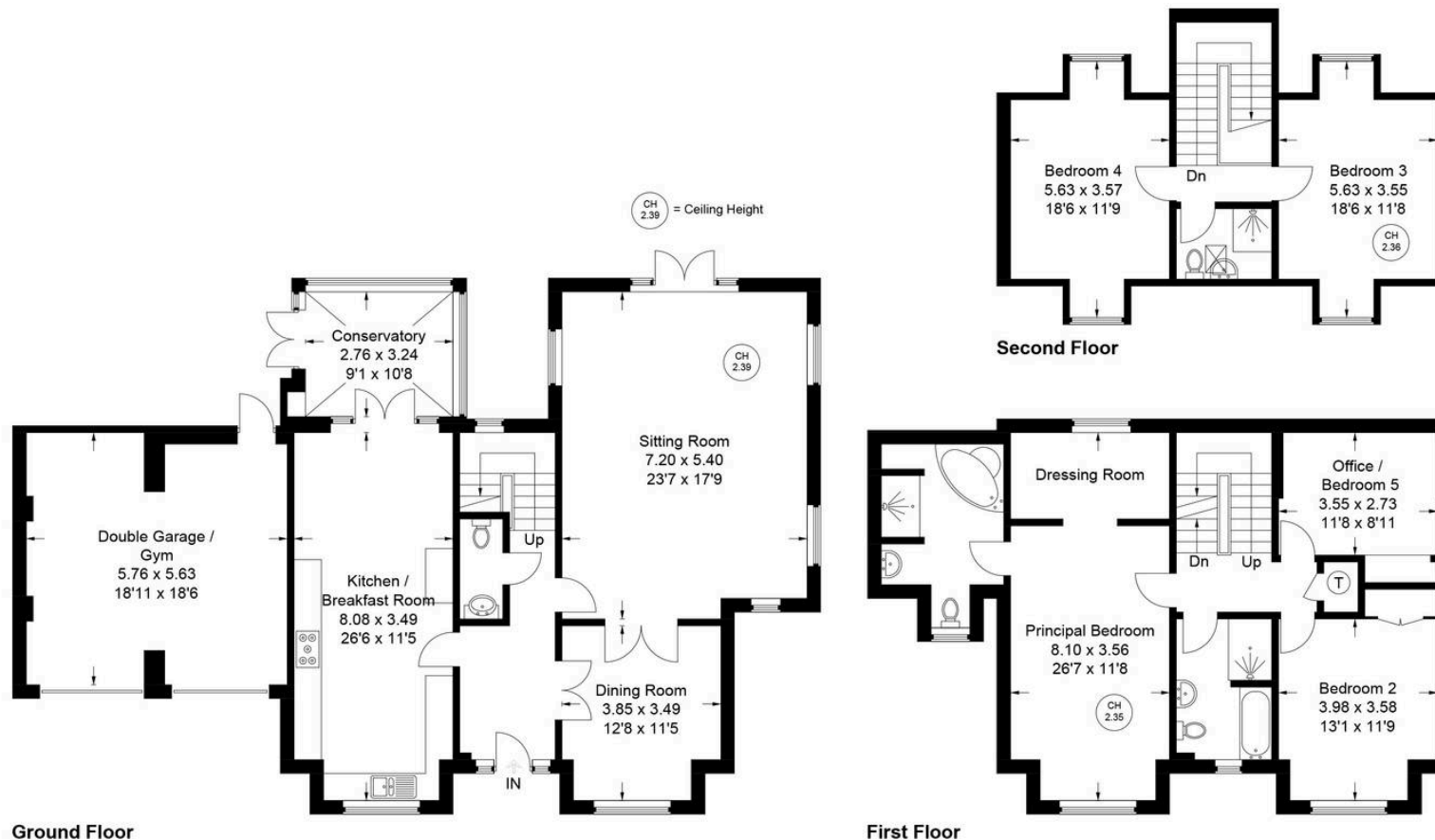
Presenting this superb 5 bedroom detached house, the property is nestled in a sought-after cul-de-sac location within walking distance to the prestigious Royal Grammar School. Offered for sale with no onward chain, this fine and beautifully presented three-story detached family home offers versatile and spacious accommodation spanning nearly 3000 sq ft.

Upon entry, a generous and welcoming entrance hall greets you, complete with a convenient downstairs cloakroom. The property boasts a stunning 26ft Kitchen/Breakfast room featuring a wide range of base and eye level units with integrated appliances, complemented by double doors leading to the conservatory. The luxury-sized Sitting room floods with natural light from windows on three sides, while patio doors open to the rear garden, further enhanced by double doors connecting to the dining room.

Ascending to the first floor, the Principal bedroom suite awaits, complete with a walk-in dressing area and a luxuriously sized ensuite bathroom boasting a bath and separate shower. Additionally, two more double bedrooms and a family bathroom reside on this level. Venture up to the second floor to discover two more generous double bedrooms serviced by a functional shower room. The property also features a private and secluded rear garden, encompassing a generous patio area that flows seamlessly into a level lawn. The garden includes a door leading to the double garage/gym and a summerhouse, all surrounded by mature trees and shrubs, enclosed by timber fencing.

Completing this impressive property is ample driveway parking leading to the double garage. Don't miss out on the opportunity to make this stunning property your own.





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Approximate Gross Internal Area

Ground Floor = 107.0 sq m / 1152 sq ft

First Floor = 81.9 sq m / 881 sq ft

Second Floor = 44.8 sq m / 482 sq ft

Double Garage & Gym = 31.3 sq m / 337 sq ft

Total = 265.0 sq m / 2852 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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