



36 Beaumont Way, Hazlemere - HP15 7BE

Offers Over £500,000

 **TIM RUSS**  
& Company



- Offered for sale with no onward chain and offering huge potential to extend, update and reconfigure subject to the usual consents
- Situated in a quiet road, edging countryside, yet just a stones throw from Hazlemere crossroad with its excellent array of shops, amenities and transport links

The property is situated within a stroll of local amenities, excellent first and middle schools and local bus route to a main line station. The area is well known for its excellent schooling both state and private. Hazlemere is a picturesque village that has a number of local shops, attractive village pubs, doctor's surgery, tennis club and large pond surrounded by the village green. Close by is Common & Penn wood perfect for dog walking and enjoying nature at its finest. Beaconsfield New Town under five miles has a range of shopping facilities including Sainsburys, Waitrose and a Marks and Spencer Simply Food and the main line train station has services to London Marylebone (25 minutes approximately). Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction2) being only a short drive away giving access to London, Oxford, Birmingham and the M25 network. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

**Council Tax band: D**

**Tenure: Freehold**

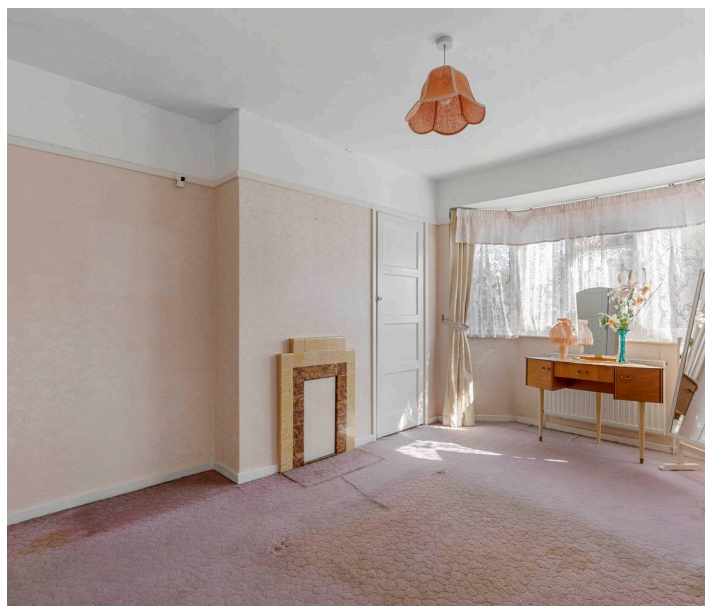
**EPC Rating: C**

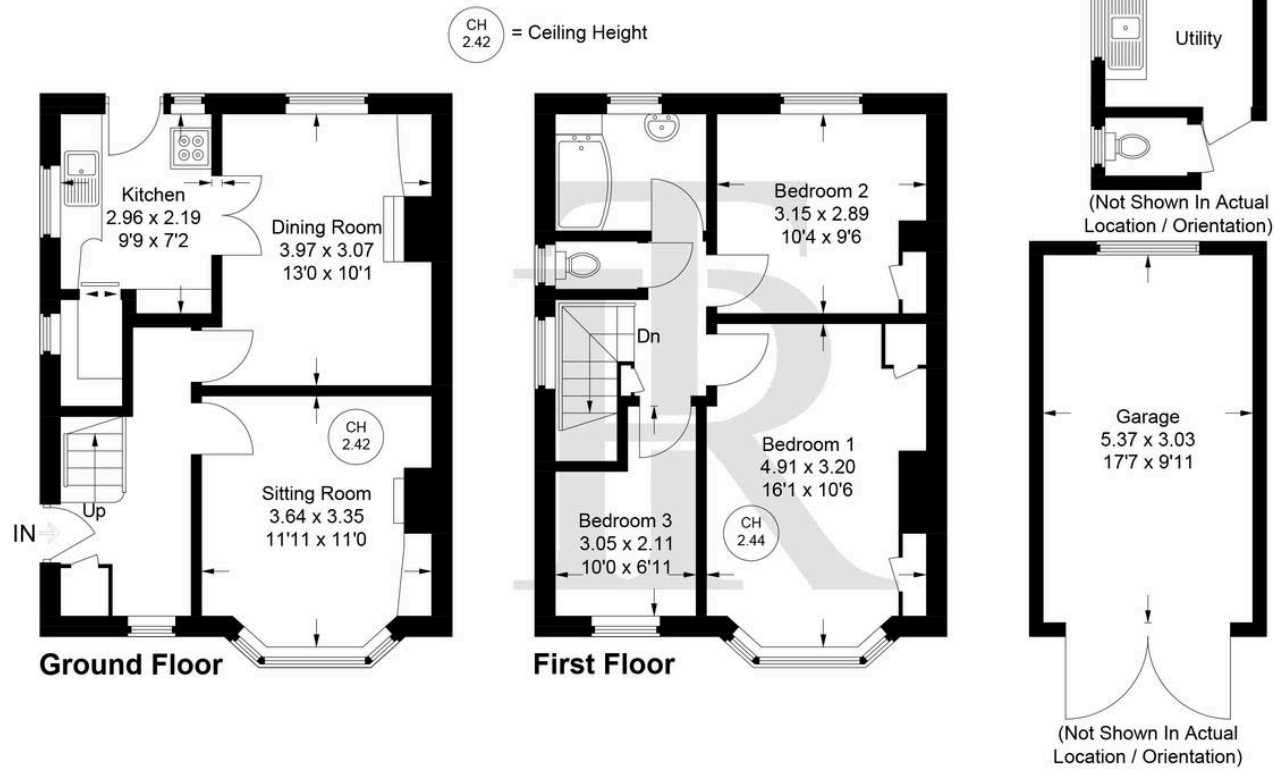


This attractive three bedroom semi detached house is offered for sale with no onward chain and presents a superb opportunity for buyers seeking a home with significant potential to extend, update, and reconfigure (subject to the usual consents). Located on a quiet road that edges open countryside, the property enjoys a peaceful setting while remaining just a stone's throw from Hazlemere crossroads, which provides an excellent selection of shops, amenities, and convenient transport links.

This characterful family home retains a wealth of original features, including elegant bay windows and period fireplaces. The welcoming entrance hall includes a practical storage cupboard and leads to the bay fronted sitting room, which features a fireplace and additional built-in storage. The separate dining room, also with a fireplace, benefits from pleasant views to the rear garden and doors connecting to the kitchen, creating a delightful space for entertaining or family meals. The kitchen includes a door to a useful pantry as well as an external door for easy access to the rear garden. In addition, there is a separate utility room (located externally) with a WC, providing further flexibility for busy households. Upstairs, the property offers two generous double bedrooms - one with a bay window - and a single bedroom, all served by a family bathroom.

The property is approached via a driveway that provides ample parking for several vehicles, leading to a garage and flanked by a neat area of lawn. The layout and generous proportions of the house, combined with its character features and prime location, make this an exciting prospect for those wishing to create a bespoke family home.





### 36 Beaumont Way, HP15 7BE

Approximate Gross Internal Area  
 Ground Floor = 40.5 sq m / 436 sq ft  
 First Floor = 40.3 sq m / 434 sq ft  
 Outbuilding = 23.9 sq m / 257 sq ft  
 Total = 104.7 sq m / 1127 sq ft  
 (Including Garage)

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

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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