



**39 Beechfield Way, Hazlemere, HP15 7UG**  
**£495,000**

# 39 Beechfield Way

Hazlemere

- End Of Terrace Family House - Private Garden With Large Summer House
- Single Garage - Off Street Parking
- Three Good Size Bedrooms - Family Bathroom
- Beautiful Open Plan Kitchen/Dining Room - Spacious Living Room
- Utility/Cloakroom - Study/Kids Playroom
- Double Glazing - Gas Central Heating

Situated on a walkway on the Manor Farm Development, and close to Hazlemere crossroads... Short level walk to shops, doctors and dental surgery and library.... Local shops include Tesco Express, Little Waitrose, pharmacy and coffee shop.... Extensive range of shopping facilities at Park Parade which includes a supermarket.... Buses pass close-by serving High Wycombe (2 miles) with 25 minute train to London.... London trains also available from Beaconsfield (4 miles) and Amersham Underground Station Metropolitan Line (5 miles).... Three M40 access points within 10/15 minute drive....

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

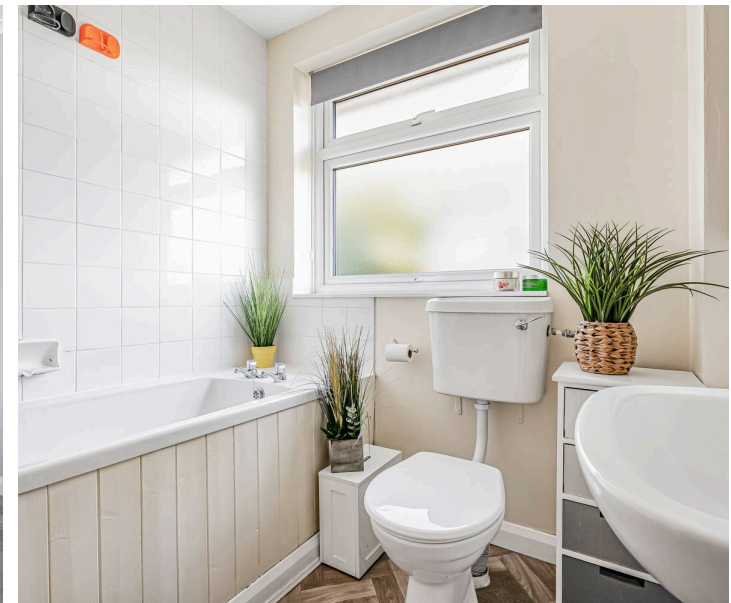


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### Hazlemere

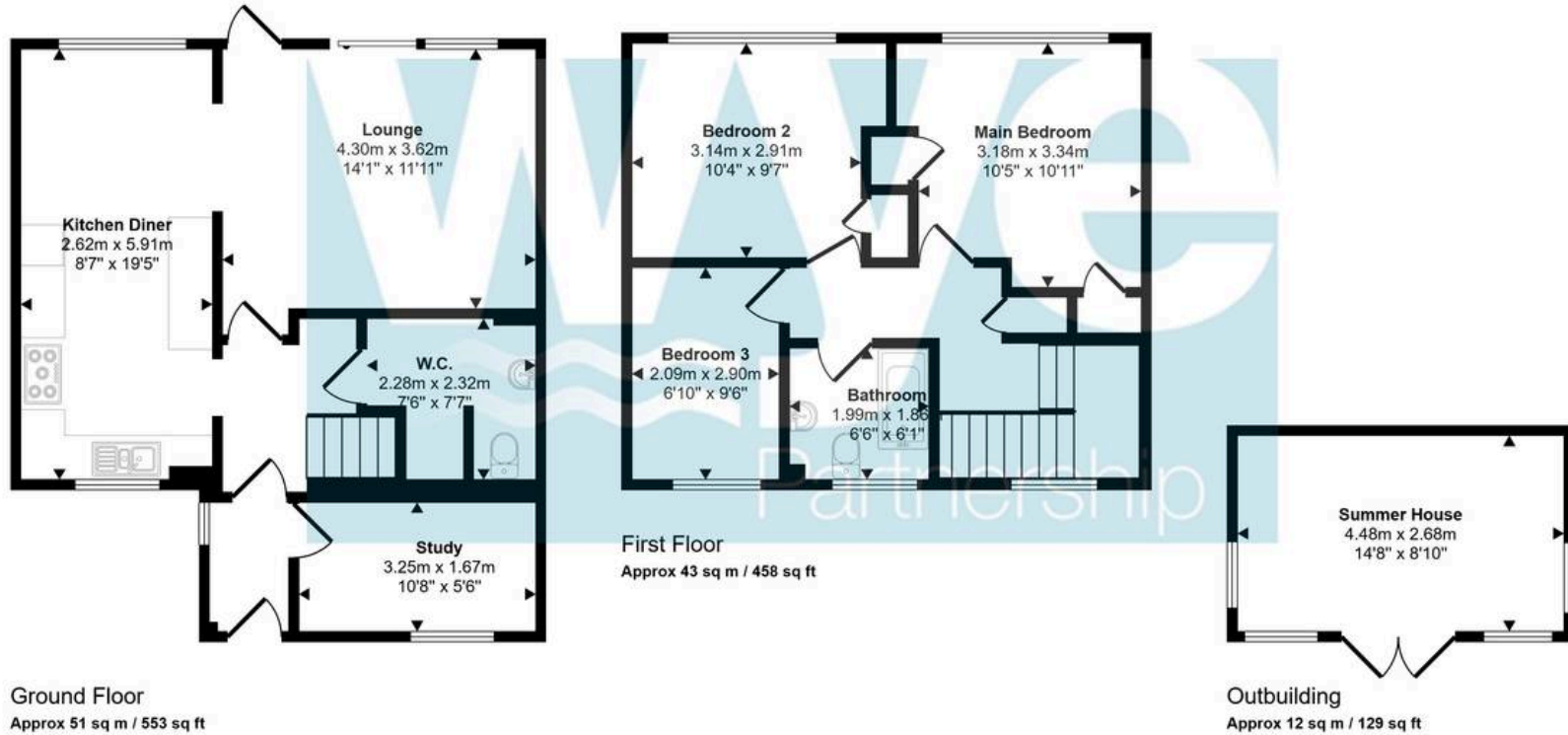
A beautiful, three bedroom, end of terrace home on Manor Farm, close to schools, amenities, and transport links.

This beautifully presented, three bedroom, end of terrace house offers a fantastic opportunity for families or professionals seeking a spacious and modern home, in a desirable, residential location on the popular Manor Farm development. Upon entering the property, you are welcomed into a bright entrance hall that leads to a study and a large downstairs cloakroom. The contemporary kitchen-diner is thoughtfully designed with a range of fitted units, integrated appliances and ample worktop space, making it ideal for both every-day cooking and entertaining guests. The dining area flows in to the spacious living room, which has ample natural light and overlooks the private rear garden. Upstairs, the property boasts three good size bedrooms, two of which have built in storage space, and a modern family bathroom featuring a bath with shower over, a wash basin, and WC. Additional features of this impressive home include double glazing and gas central heating throughout, a summer house with electricity, garage and parking. Located in a sought-after neighbourhood, the house is within easy reach of local amenities, reputable schools, and excellent transport links, making it a convenient choice for commuters and families alike.





Approx Gross Internal Area  
106 sq m / 1140 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# The Wye Partnership Hazlemere

3 Market Parade, Hazlemere - HP15 7LQ

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