



9 Almond Walk, Hazlemere - HP15 7RE
£640,000





- A beautifully presented and extended four bedroom semi detached home, set in quiet cul de sac, on the popular Manor Farm Estate
- Walking distance to local amenities, regarded schools, Rose Avenue park, Hazlemere Golf Club and stunning countryside walks

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.

Council Tax band: D

EPC Rating: C

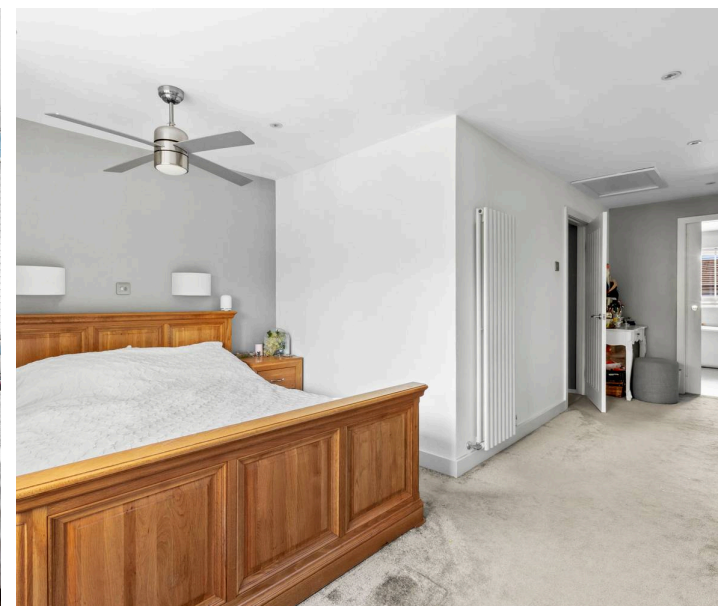
Tenure: Freehold

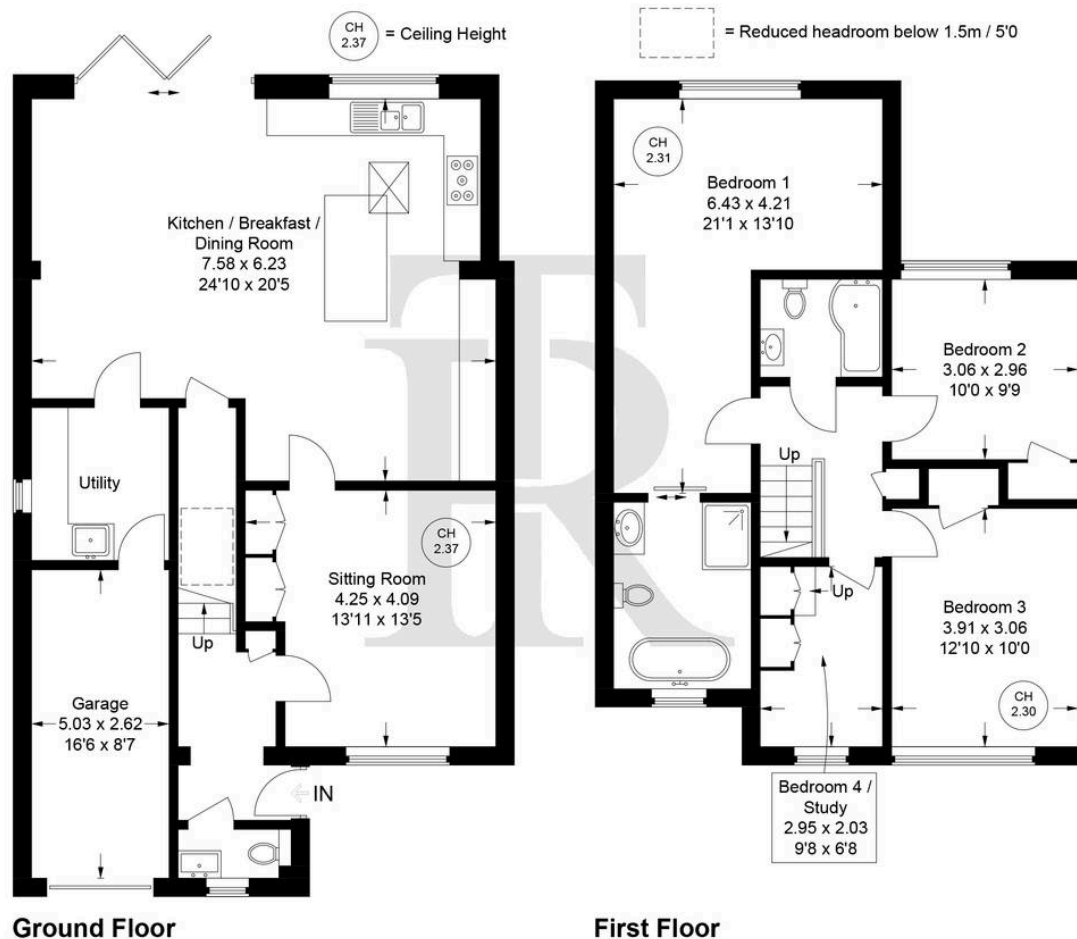


This beautifully presented and extended four bedroom semi detached house is situated in a quiet cul de sac on the sought after Manor Farm Estate. The property is within walking distance of local amenities, highly regarded schools, Rose Avenue park, Hazlemere Golf Club and picturesque countryside walks, making it ideal for families and professionals alike.

Upon entering, you are welcomed by a spacious entrance hall with a convenient downstairs WC. The heart of the home is the impressive 24ft 10 x 20ft 5 kitchen, breakfast and family room, which has been thoughtfully designed. This open plan space features a central island, sleek modern units with integrated appliances and bifold doors that open directly onto the garden. A separate utility room and access to the attached garage provide further convenience. Upstairs, the large L-shaped principal bedroom boasts a luxurious ensuite with a freestanding tub and a walk-in shower. There are two additional double bedrooms, each with fitted cupboards, as well as a fourth bedroom or study with built-in storage. The modern family bathroom serves the remaining bedrooms, completing the well-appointed accommodation.

The generous and private rear garden offers a perfect setting for relaxation and entertaining, with a patio area leading onto a level astro turf lawn that is both low maintenance and ideal for children's play. Raised borders add a touch of greenery, while a charming children's treehouse and a garden shed provide additional appeal for families. The garden is fully enclosed, ensuring privacy and security. To the front of the property, there is ample off-road parking for multiple vehicles, along with direct access to the attached garage.





Ground Floor

First Floor

9 Almond Walk, HP15 7RE

Approximate Gross Internal Area
 Ground Floor = 89.8 sq m / 967 sq ft (Including Garage)
 First Floor = 68.8 sq m / 740 sq ft
 Total = 158.6 sq m / 1707 sq ft

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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