



**24 Rushmoor Avenue, Hazlemere, HP15 7NP**

Guide Price **£750,000**

# 24 Rushmoor Avenue

Hazlemere

- Detached Family House In Need Of Modernisation
- Built 1940's/50's - No Onward Chain
- Large Garden - Driveway Parking - Large Garage
- Living Room - Dining Room - Conservatory - Study
- Kitchen - Utility Room - Store Room - Cloakroom
- Five Bedrooms - Bathroom - Ensuite
- Large Loft - Potential To Extend STPP

Sought After Village Location.... Convenient for local amenities which include Library, Doctor and dentist surgery.... Local convenience store within a short walk.... Extensive range of shops at the crossroads which include a Tesco Express, Little Waitrose and a pharmacy... Catchment for good local schools for children of all ages.... Catchment for the excellent grammar schools.... Popular Chiltern Village bordering Penn/Tylers Green.... Local Pub/Restaurant.... Three M40 access points only 15 minutes drive.... Fast London bound trains from High Wycombe (2 miles) Beaconsfield (4 miles) and Amersham (5 miles).... London Underground Metropolitan Line trains at Amersham.... Bus route nearby.... The village is surrounded by delightful Chiltern countryside....

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



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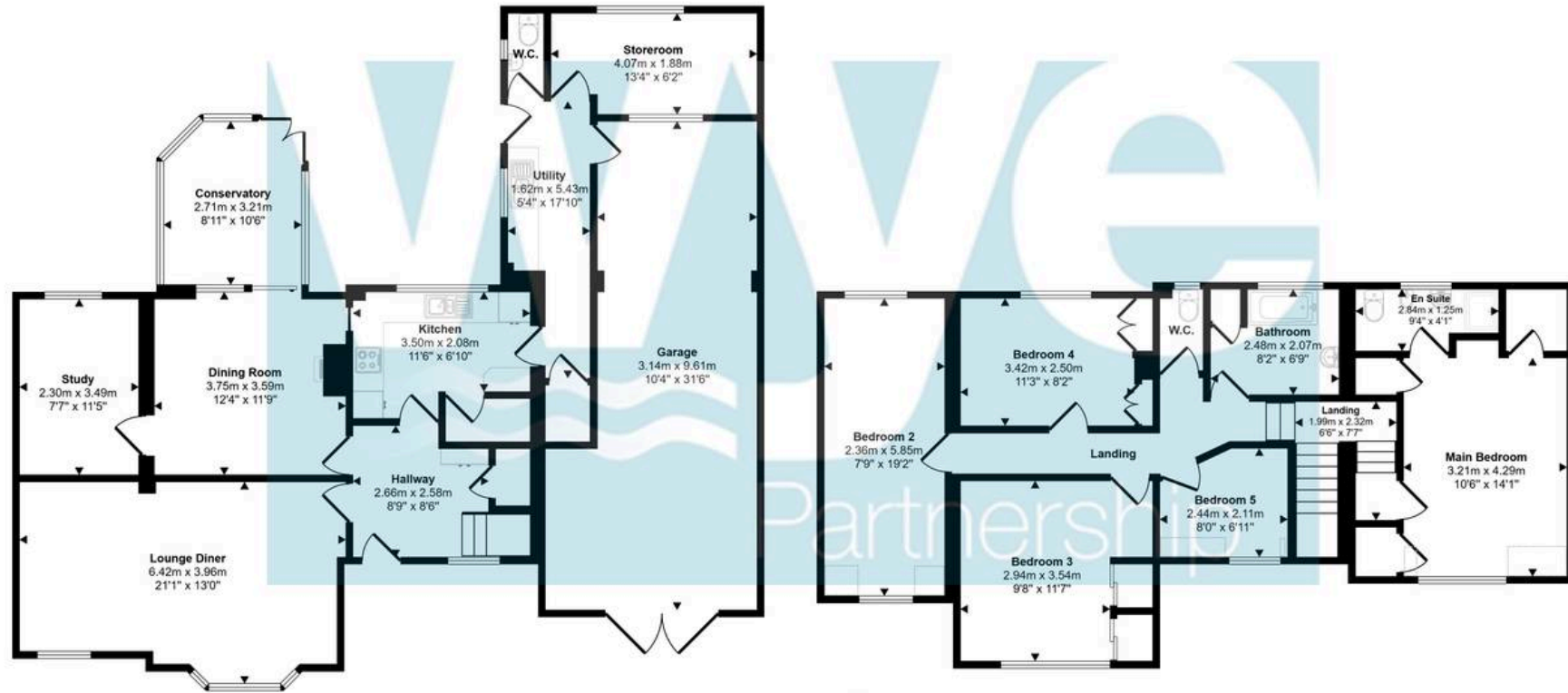
## Hazlemere

Spacious, 5-bed, detached house in Hazlemere with flexible layout, garage, ample parking and no onward chain. Scope for modernisation and extension (STPP).

This substantial, detached family house, believed to be built in the late 1940s early 1950s, presents an exciting opportunity for buyers seeking a property with scope for modernisation and personalisation in a highly sought after road in Hazlemere. Offered with no onward chain, the house features a flexible layout, currently arranged with five bedrooms on the first floor, complemented by a family bathroom (separate W.C.) and an ensuite to the principal bedroom. The ground floor accommodation has some attractive parquet flooring (adding character and warmth) and includes a spacious living room, a separate dining room, and a bright conservatory, providing additional reception space. There is also a dedicated study, perfect for those working from home or a children's playroom and a cloakroom for guest convenience. The kitchen is supported by a practical utility room and an adjoining storeroom, offering excellent storage or workshop space. The property's large garage and driveway provide ample parking and further potential for conversion or extension (subject to the necessary planning permissions), making this an ideal home for those looking to create their dream residence. Located within easy reach of well-regarded local schools and a wide range of amenities, making this an ideal location. The property offers generous proportions throughout, so whether you are looking to upsize, relocate, or are searching for a project with great potential, this property offers a rare chance to create a bespoke family home in a desirable neighbourhood, and an early viewing is highly recommended.



Approx Gross Internal Area  
215 sq m / 2316 sq ft



Ground Floor  
Approx 128 sq m / 1379 sq ft

First Floor  
Approx 87 sq m / 937 sq ft

Denotes head height below 1.5m

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

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