



27 Green Street, Hazlemere - HP15 7RA

Offers Over £700,000

 **TIM RUSS**
& Company



- A beautifully presented and extended three bedroom detached bungalow situated at the end of a charming country lane, yet striking distance to Hazlemere crossroads and all its amenities
- For those loving the countryside, Hazlemere Recreation ground is just a stones throw away, perfect for dog walks and extra space for children to play

Situated at the end of a private lane, walking distance to Hazlemere Recreation Ground and 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 are 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: E

Tenure: Freehold

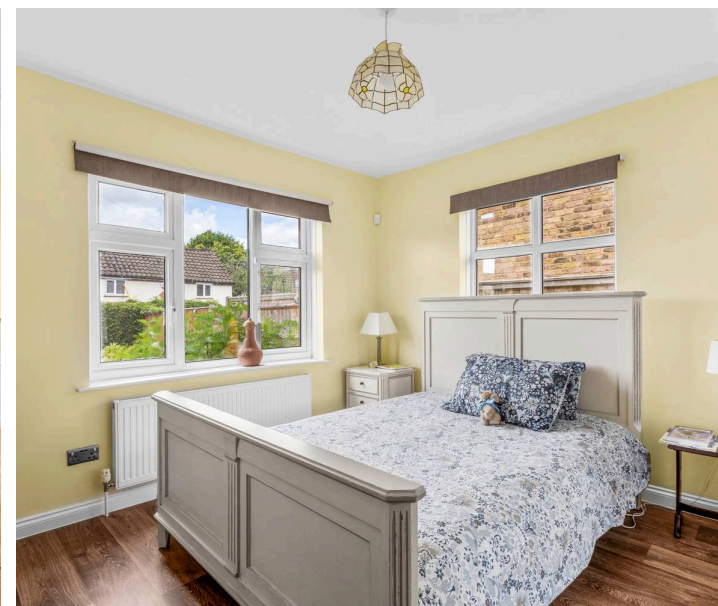
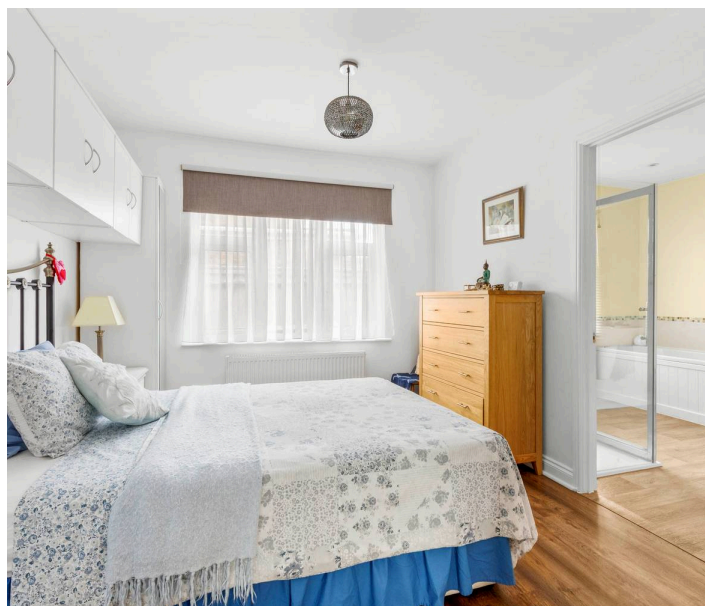
EPC Energy Efficiency Rating: D

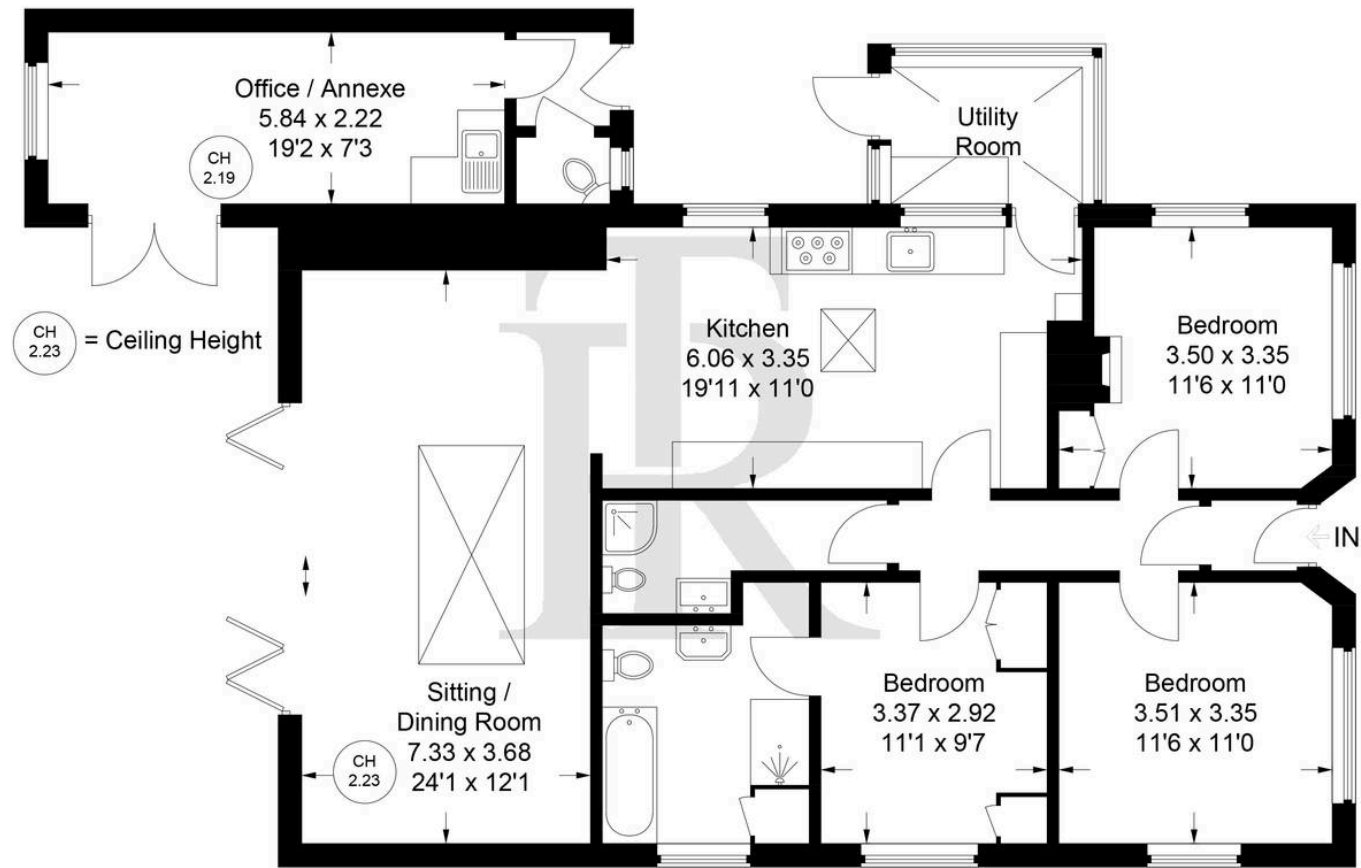


A beautifully presented and extended three bedroom detached bungalow, this property is nestled at the end of a charming country lane, offering a perfect blend of tranquillity and convenience.

Within striking distance of Hazlemere crossroads and its excellent array of amenities, the home opens with a welcoming entrance hall, leading to two double bedrooms positioned at the front of the property. The principal bedroom features fitted cupboards and a door to a luxury-sized ensuite, providing a private retreat. The updated modern shower room ensures comfort and style for family and guests alike. The heart of the home is the fantastic L-shaped open plan kitchen, dining, and sitting room, enhanced by a roof lantern and bifold doors that flood the area with natural light and create a seamless connection to the south-facing garden. Practical elements include a utility space and an office or annexe with plumbing (in need of modernisation), offering versatility for home working or guest accommodation.

Stepping outside, the property boasts a generous decking area that leads to a beautifully stocked and well maintained garden, providing bursts of colour and year-round interest. The garden is thoughtfully landscaped, offering distinct areas for relaxation, entertaining, and play, making it ideal for families and keen gardeners alike. A private gravel driveway provides off-road parking for several vehicles, ensuring convenience for residents and visitors. For those who love the countryside, Hazlemere Recreation Ground is just a stone's throw away, offering expansive green space perfect for dog walks, outdoor activities, and extra space for children to play.





Ground Floor

27 Green Street, HP15 7RA

Approximate Gross Internal Area
 Ground Floor = 107.3 sq m / 1155 sq ft
 Office / Annexe = 16.2 sq m / 174 sq ft
 Total = 123.5 sq m / 1329 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

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes. Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them. For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.