



47 Eastern Dene, Hazlemere - HP15 7BS

Guide Price £900,000

TIM RUSS
& Company



- Situated on a plot of 0.472 of an acre and just a short stroll from all amenities and easy access of excellent transport links
- Large patio and outdoor seating area & extensive landscaped garden with wildlife pond, mature planting and trees surrounded by timber fencing and backing onto woodland
- Detached double garage & spacious driveway with ample off-road parking

The property is ideally situated within easy access to High Wycombe, Beaconsfield and Amersham with their excellent shopping and sporting facilities and main line trains and underground service to London (25 mins by train from High Wycombe). Heathrow is approximately half an hours drive away. The property is in the catchment for and close to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

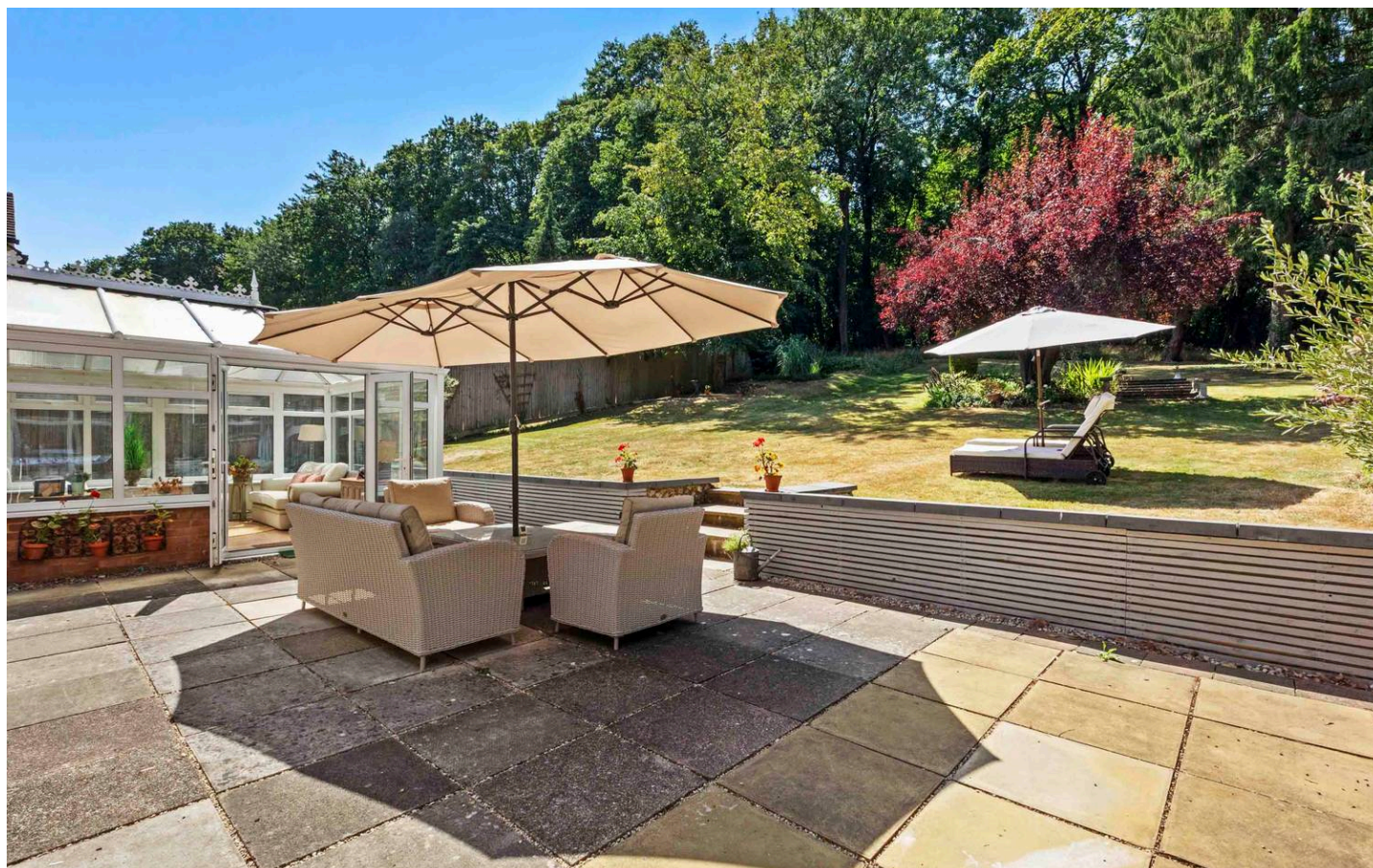


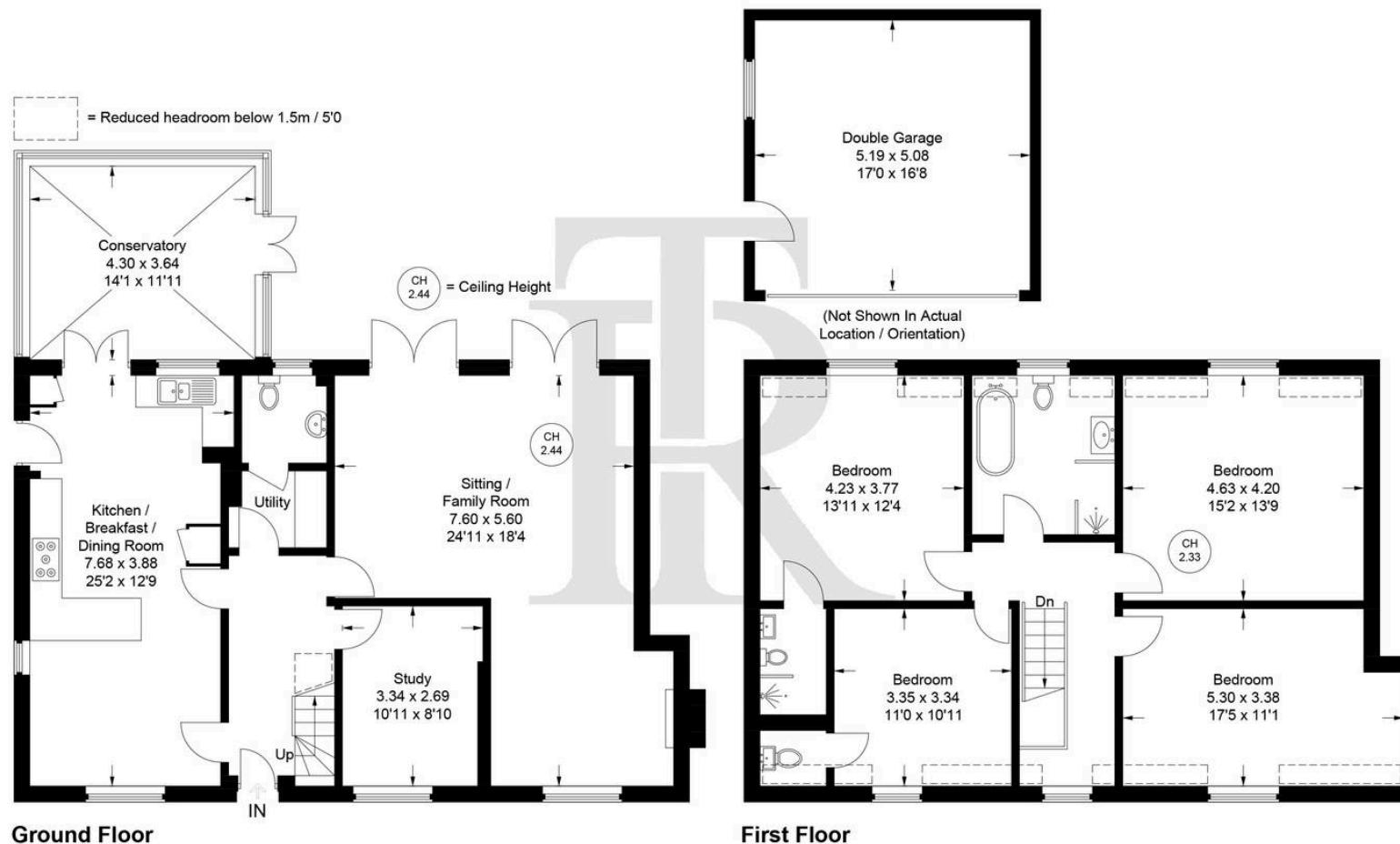
This impressive four bedroom detached house is situated on a generous plot of 0.472 of an acre and offers spacious and versatile accommodation, ideally situated just a short stroll from local amenities and within easy reach of excellent transport links.

The property welcomes you with a generous entrance hall that leads to a light filled, L shaped sitting and family room, with feature fireplace and two sets of patio doors that open directly onto the patio area and the gardens beyond. The modern, open plan kitchen is the heart of the home, complete with an island, oak worktops and a range of integrated appliances, making it perfect for family gatherings or entertaining guests. A fantastic conservatory provides additional living space and enjoys direct access to the garden. There is a separate study, ideal for those working from home.

Upstairs, the principal bedroom suite boasts a contemporary ensuite shower room, while bedroom two benefits from a private WC. Two further double bedrooms are served by a stylish family bathroom with a freestanding bath and a walk in shower, offering comfort and luxury for all residents.

The outside space has been thoughtfully landscaped and features a large patio and outdoor seating area with views across the extensive garden. The garden itself is beautifully maintained, featuring a wildlife pond, mature planting and established trees that offer both privacy and a sense of seclusion, all surrounded by sturdy timber fencing and backing onto private woodland. For those with multiple vehicles, the property benefits from a detached double garage and a spacious driveway, providing ample off-road parking.





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Approximate Gross Internal Area

Ground Floor = 107.8 sq m / 1160 sq ft

First Floor = 90.0 sq m / 969 sq ft

Double Garage = 26.5 sq m / 285 sq ft

Total = 224.3 sq m / 2414 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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