



417 Amersham Road

Hazlemere

- Detached Bungalow - Garage With Electric Door - Sunny Veranda Overlooking Hazlemere Golf Course
- Large Driveway With Turning Circle - Private Garden With Gated Side Access - Enclosed Porch
- Large Loft With Planning Permission To Convert Into Two Bedrooms And A Bathroom
- Triple Aspect Living Room - Separate Dining Room - Shaker Style Kitchen - Separate Utility Room
- Three Bedrooms - Family Bathroom - Cloakroom - Modern Ensuite
- Double Glazing - Gas Central Heating With New Boiler - New Garage Roof

Excellent location, overlooking Hazlemere Golf Course... Large areas of open countryside nearby... Excellent local amenities at Park Parade and Hazlemere Crossroads, which include shops, library, doctors, dentist and pharmacy... Super local schools, Infants, Juniors, Secondary... Catchment for the excellent Grammar & High Schools... Local bus routes to High Wycombe (2 miles) with 25 minute London trains from High Wycombe.... London Underground Station in Amersham (Metropolitan Line).... Also a London service from Beaconsfield (5 miles).... Three M40 access points only 10/15 minute drive....

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



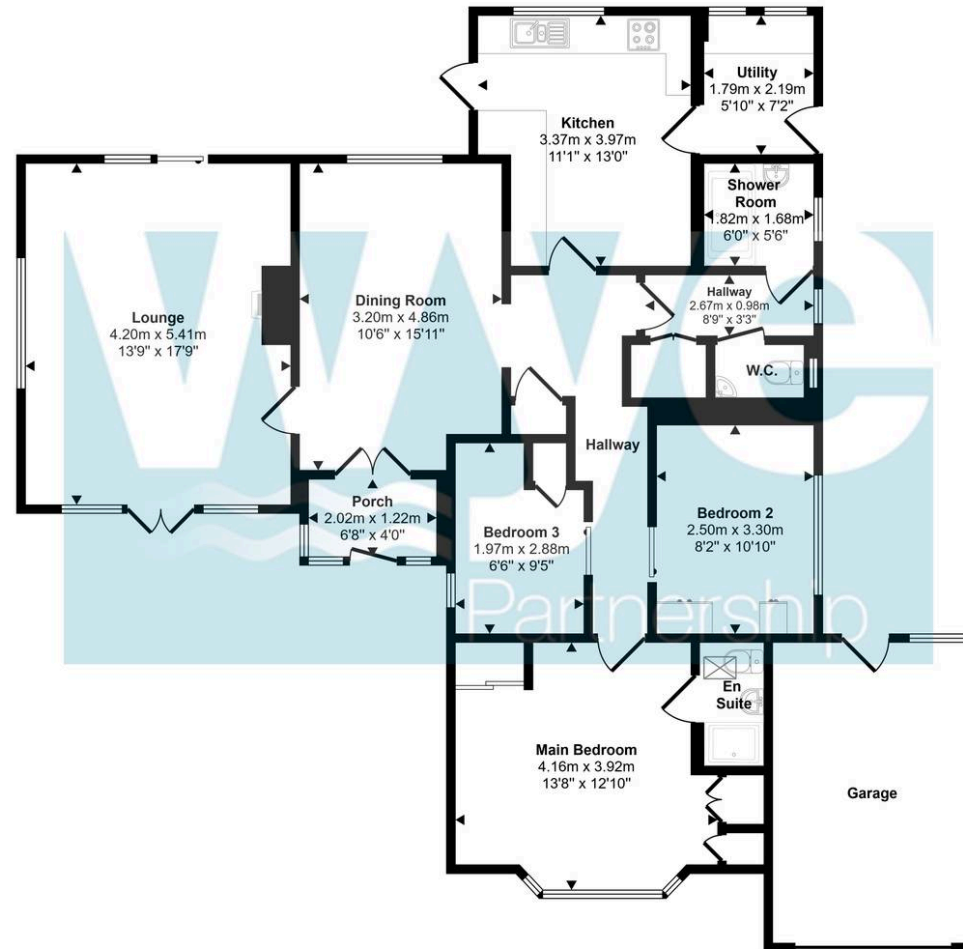
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Welcome to this spacious, detached bungalow, set in a prime spot with an enclosed porch and sunny veranda offering fantastic views over Hazlemere Golf Course. Step inside and you'll find a bright, triple-aspect living room, along with a separate dining room for more formal occasions. The stylish, shaker-style kitchen is well-equipped and leads to a handy utility room. With three bedrooms, featuring Sharp fitted or built-in wardrobes, there's plenty of storage and the principal bedroom enjoys a sleek, modern ensuite, complementing the family shower room and a separate cloakroom. The property benefits from double glazing throughout and gas central heating with a new boiler. A large loft comes with planning permission already in place, so you can easily add two more bedrooms and a bathroom, if you're looking to expand. The garage features an electric door and a brand new roof, adding extra convenience and peace of mind. Also to the front of the property there is a large driveway with a turning circle, and the property is finished with a private, manicured rear garden that includes decking, a summer house and gated side access. Whether you're looking for single-level living with room to grow, or a home that's ready to move into with scope for future updates, this bungalow ticks all the boxes. Its ideal for families, downsizers, or anyone looking for a home close to good schooling and local amenities. Don't miss your chance to view this unique property call us today to arrange a viewing.



Approx Gross Internal Area
129 sq m / 1384 sq ft



Floorplan

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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