

34 Park Lane, Hazlemere - HP15 7HZ

Guide Price £685,000

TIM RUSS & Company







- An individual detached bungalow, benefitting from a generous rear garden backing onto woodland, close to local amenities, regarded schools and transport links

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 close to sought after Manor Farm schools with Buckinghamshire being renowned for its state and private education. Grammar schools include The Royal Grammar School for boys and Wycombe High School for girls to name but a few. Details will need to be confirmed with the appropriate schools for their catchment areas. For recreation there are local parks, 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.

This impressive three bedroom detached bungalow offers a unique opportunity to enjoy spacious single-level living in a highly sought-after location, close to local amenities, well-regarded schools and convenient transport links.

Upon arrival, you are greeted by a welcoming entrance hall, setting the tone for the rest of the home. Bedroom one and bedroom two both feature an array of fitted wardrobes, as well as attractive box bay windows, while bedroom three offers additional flexibility for use as a guest room, study or nursery. The dining room provides a perfect setting and seamlessly leads through to the generous sitting room, which features patio doors to the rear. The well-appointed kitchen is fitted with a comprehensive range of base and eye level units, offering plenty of workspace and storage, and is complemented by a separate utility room. The family bathroom is modern and well-presented, with a separate wc ensuring practicality for busy households.

This property also benefits from a detached garage, providing secure parking or additional storage, and a further summer house which could be adapted for a variety of uses, such as a home office, studio or hobby room.

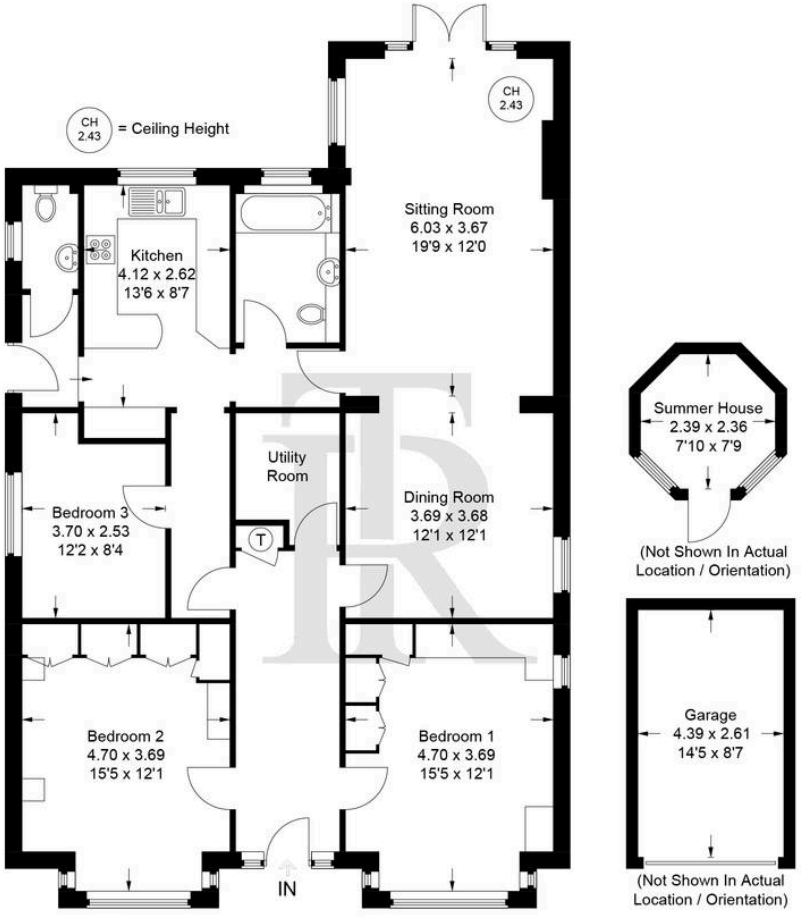
Council Tax band: E / EPC Rating: C

Tenure: Freehold









Ground Floor

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Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft
Garage & Summer House = 16.2 sq m / 174 sq ft
Total = 140.4 sq m / 1511 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.

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