



JNP

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For Sale

46 Cedar Avenue, Hazlemere, Buckinghamshire, HP15 7EA

Asking price £460,000 *Freehold*

A three bedroom family home situated in an ideal location on the popular Park Development offering scope for extensions (STPP)

- Entrance Hall
- Bay Windowed Living Room
- Separate Dining Room
- Re-fitted Kitchen
- Three bedrooms
- Family bathroom
- Ample parking
- Gardens
- No Onward Chain
- In Need of Some Modernisation
- EPC: D



A three bedroom home conveniently located for all amenities offered with no onward chain. In brief the accommodation comprises of; entrance hall with stairs to the first floor and door access leading to the bay windowed living room overlooking the front aspect. Open access leads through to the dining room enjoying patio doors to the rear patio and gardens beyond. The re-kitchen is fitted in matching units with fitted appliances and door access to the rear garden.

To the first floor there are three bedrooms and a re-fitted family bathroom in a white suite.

Outside there is a private driveway providing ample parking to the front and side access leading to the rear garden. The rear gardens comprise of a large patio area and steps to an

area of lawn enclosed by hedging and fencing. There is also a large shed/garden room perfect for storage or home office/gym.

The location is highly sought after being within walking distance of the popular Cedar Park Primary School, a further short distance away you can find the Park Parade shopping centre which has transport which leads to nearby towns of High Wycombe and Amersham where for the commuter, mainline train station access is linked into London and Birmingham respectively.

Agents Note

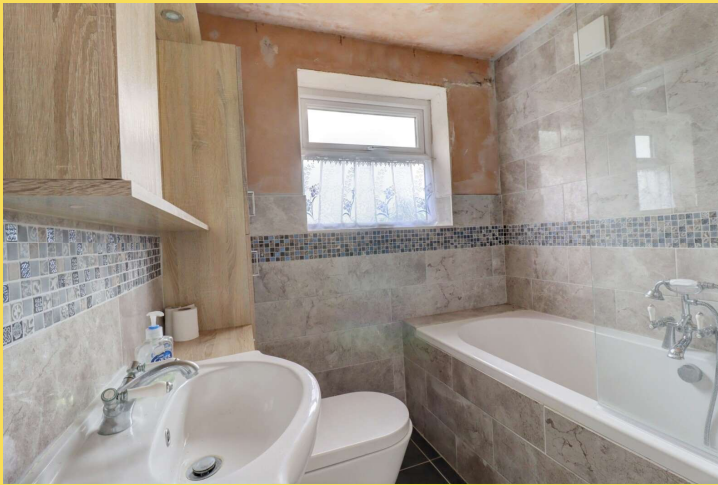
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a

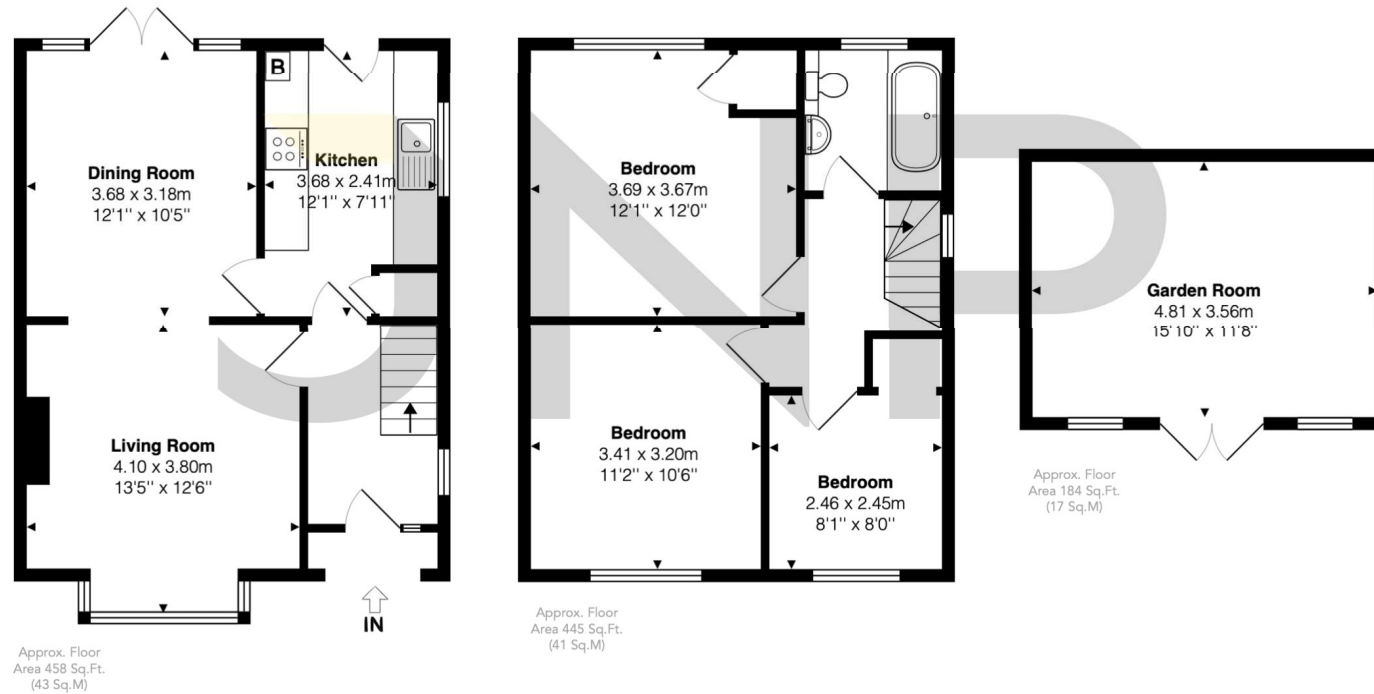
commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

Council Tax band D. EPC band D.





The approximate total area for the elements of the property represented on the floorplan is 101 SqM (1087 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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