



299 Amersham Road, Hazlemere, HP15 7PX

£550,000 *Freehold*

A beautiful Edwardian home situation in a fine location offering excellent accommodation and presented to a high standard throughout.

- Reception Hallway
- Bay windowed Sitting Room
- Stunning Dining Room
- Kitchen/Utility Cloakroom
- Principle Bedroom with En-suite
- Bedroom 3 with En-suite
- Good sized 2nd bedroom
- Loft/hobbies area
- Ample Parking
- Westerly facing Gardens.
- Viewing Highly recommended.
- EPC: E



A stunning character home situated in a delightful non-estate location with many original features. The reception hallway is of good size with featured tiled flooring and stairs to the first floor with access to the bay windowed sitting room with picture rails and a splendid open fireplace. The separate dining room also enjoys picture rails, exposed floorboards and a fireplace with wood-burning stove and an outlook over the rear gardens. The kitchen is fitted in cottage-style matching units and is supplemented by a separate utility room providing space for appliances and also a downstairs cloakroom.

On the first floor, the large landing serves the three bedrooms with the spacious main bedroom

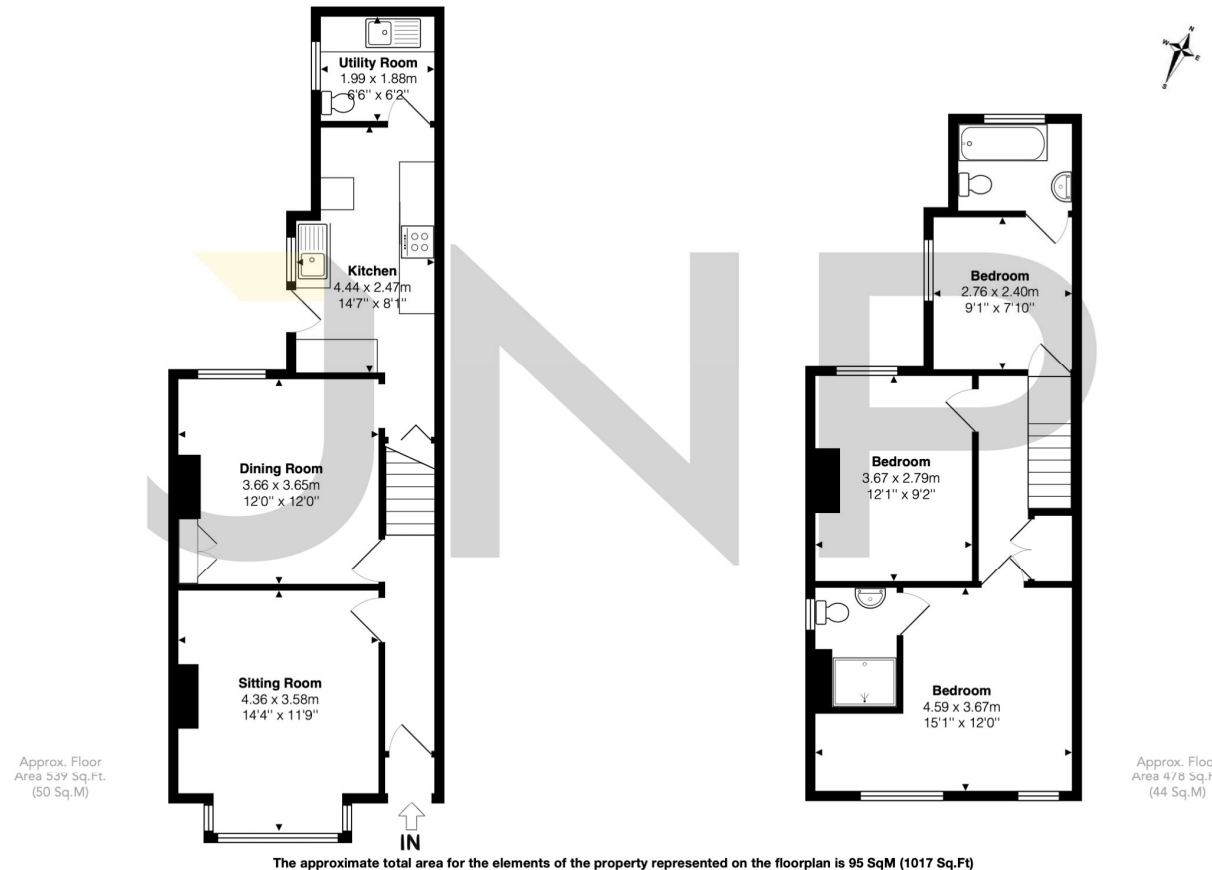
overlooking the front aspect and enjoying its own modern en-suite shower room. Bedroom two is of good size overlooking the rear gardens and lastly, bedroom three overlooks the side aspect with a door to a 2nd en-suite family bathroom. Off the landing is access to the Loft /Hobbies area which is of good size with two Velux windows.

Outside there is ample parking to the front and the side of the home with gated access to the rear gardens. The rear gardens are private and enjoy a westerly aspect with a large patio area, raised flower beds and an area of lawn. A summer house and garden shed are also included.

Agents Note
The rear gardens are approximately 60ft in length although there are additional gardens beyond which the current owner has used since purchase in 2009. For further information please contact the office.

Agents Note
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Amersham Road, Hazlemere, Buckinghamshire, HP15 7PX

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