



JNP

7 Rose Avenue, Hazlemere, Buckinghamshire, HP15 7PQ

Asking price £525,000 *Freehold*

A delightful opportunity to acquire this 3-bedroom family home situated on a Bold corner plot.

- Entrance Hall
- Double Aspect Living Room
- Sitting Room
- Kitchen/Breakfast Room
- Family Bathroom and separate W/C
- 3 bedrooms
- Ample scope STPP For extension
- Large driveway and garage
- Large Corner plot
- No Chain
- EPC: E



This family home requiring some updating on the market for the first time since being built offers scope for extension and offered with no onward chain. The accommodation comprises of entrance hall with access to the Living room which enjoys a dual aspect, there is a separate sitting room with access to the kitchen/breakfast room. The family bathroom and separate W/C are also situated on the ground floor.

On the first floor, there are three bedrooms all a good size with the main bedroom enjoying the benefit of a night cloakroom.

Outside 7 Rose Avenue is situated on a bold corner plot with a private driveway providing ample parking and serving the detached garage. Gated access leads through to the rear

gardens which are of a good size all enclosed by fencing and mature greenery. There is also an outbuilding/large shed at the rear of the plot.

Several local amenities as well as bus stops and doctors' surgery are all found within walking distance of the property. An internal inspection is highly recommended to fully appreciate

Freehold Notes
Council Tax band D. EPC band E.

Agents Note

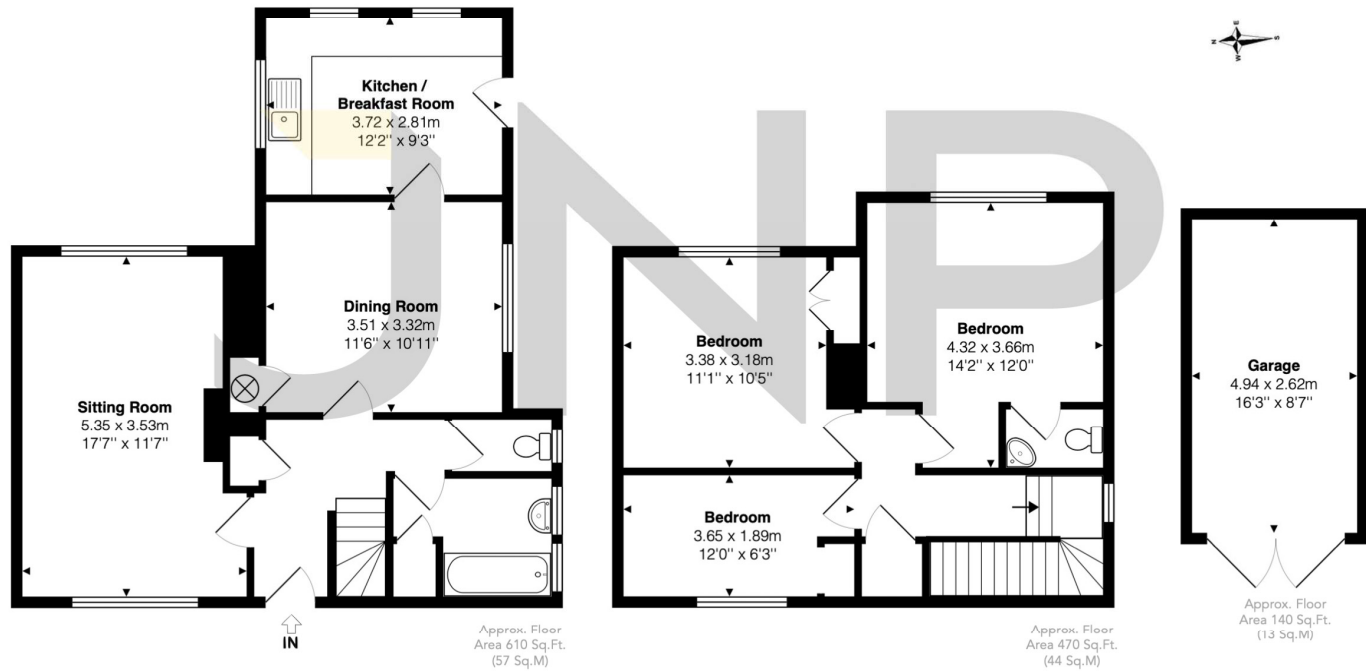
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payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A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

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.





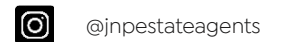
The approximate total area for the elements of the property represented on the floorplan is XX SqM (XXX Sq.Ft)

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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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