



9 Fallowfield, Hazlemere, HP15 7RP £450,000 *Freehold*

A stunning three bedroom family home situated in a fine walk way location

- Reception Hallway
- Cloakroom
- Living Room
- Bespoke Kitchen/breakfast Room
- Three Bedrooms
- Family Bathroom
- Good Sized Gardens
- Ample Parking
- Garage
- EPC: C

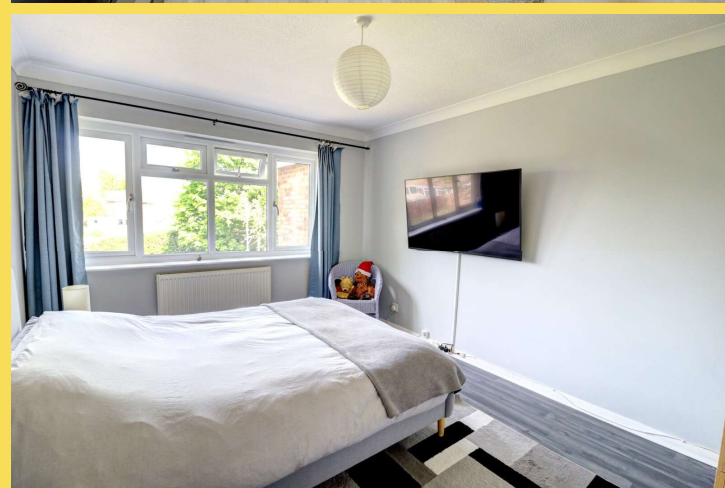


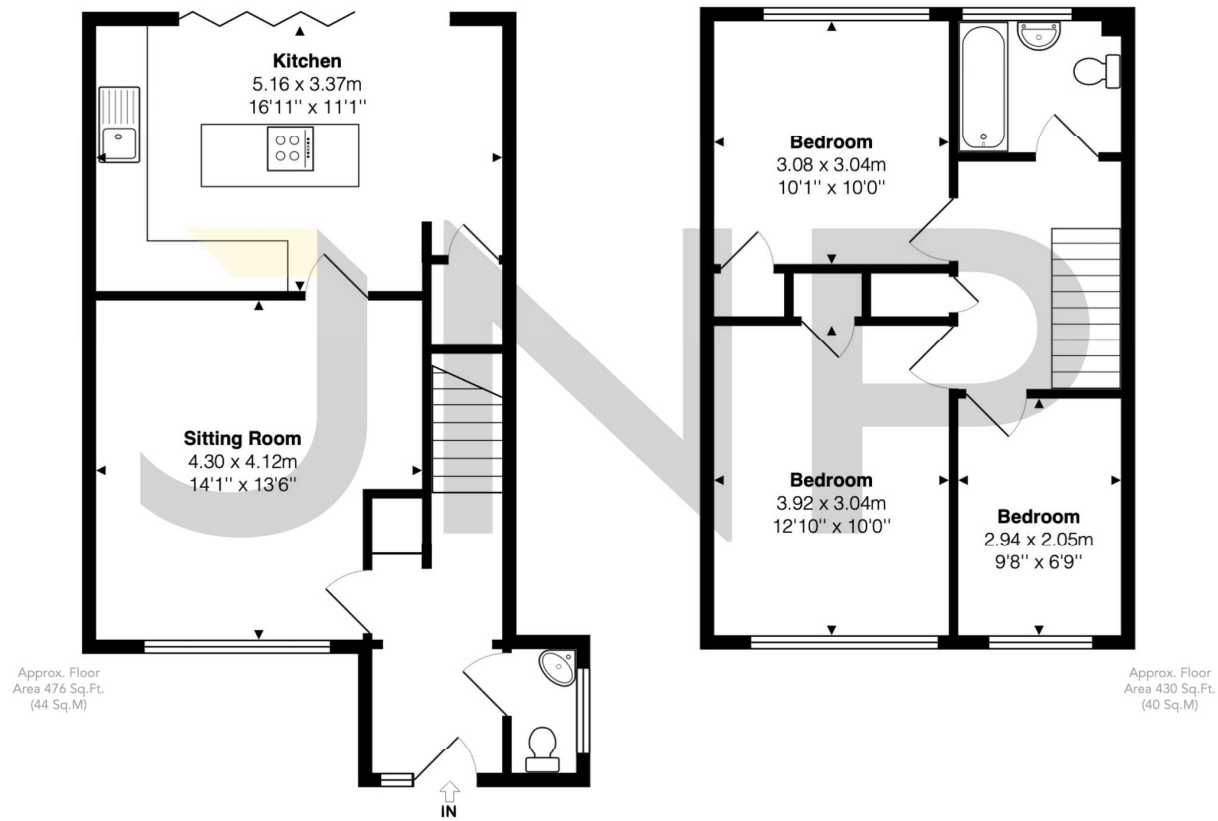
A beautiful home worthy of an early inspection offering great parking and larger than average gardens. In brief the accommodation comprises of; a reception hallway with stairs to the first floor, downstairs cloakroom and door access to the living room. The living room enjoys an outlook over the front aspect and door access leads to the bespoke kitchen/breakfast room which is fitted to a high standard throughout with fitted appliances, central island with hob and extractor over, walk-in larder cupboard and bi-fold doors to the rear gardens.

To the first floor there are three well proportioned bedrooms with family bathroom fitted in a matching suite.

Outside, the front garden is laid to an open plan design with access to the front door. The rear gardens are of larger than average size, fully enclosed by panel fencing with rear gated access and electric car power point. A garden shed is also provide with rear gated access to the parking. There is also a garage to the rear in a block with main up and over door. The property also benefits from a 9 panel solar array on the roof with a 8kwh battery.

The property with within a stone's throw of popular primary and secondary schooling and is also within walking distance of Hazlemere Crossroads, where further shops and amenities can be found along with bus links into nearby towns of High Wycombe, Amersham and Chesham. For the commuter, High Wycombe, Beaconsfield and Amersham are within a short drive away, where mainline train station access can be found, providing links into London and Birmingham.





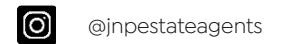
The approximate total area for the elements of the property represented on the floorplan is 84 SqM (907 Sq.Ft)

Fallowfield, Hazlemere, Buckinghamshire, HP15 7RP

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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