





# 98 Cedar Avenue, Hazlemere, Bucks, HP15 7EF

Hurst are pleased to offer to the market, this extended and extremely well presented, four bedroom, semi-detached family home that has been extensively improved upon by its current owner and now offers a gorgeous open plan kitchen/breakfast/dining area and four good sized bedrooms.

Situated on the popular Cedar Park estate, located in the centre of the village and conveniently situated for schools, local shops and major bus routes, as well as offering good access into London Marylebone via High Wycombe and Great Missenden Stations, as well as access to the

underground via Amersham, makes this a perfect purchase for those looking to commute to the City. The accommodation includes; entrance hall, guest cloakroom, large lounge, open plan modern fitted kitchen/ dining room with French doors opening to the rear garden, family room, shower room, utility room, four bedrooms and family bathroom.

The property also benefits from; gas central heating, double glazing, enclosed rear garden with patio area, large storage shed and out door seating area / cabin, driveway parking for two/three vehicles. This really is a lovely family home that is situated directly opposite Cedar Park School and would make an ideal family home, an internal and early viewing is highly recommended.

**FOUR BEDROOM SEMI-DETACHED PROPERTY**  
**IDEAL FAMILY HOME WITH TWO BATHROOMS**  
**GUEST CLOAKROOM & UTILITY ROOM**  
**MODERN FITTED KITCHEN / DINING ROOM**  
**FOUR GOOD SIZE BEDROOMS**  
**COMPLETELY REFURBISHED THROUGHOUT**  
**GAS CENTRAL HEATING & DOUBLE GLAZED**  
**CENTRAL VILLAGE LOCATION**  
**INTERNAL VIEWING ADVISED**  
**EARLY VIEWING RECOMMENDED**





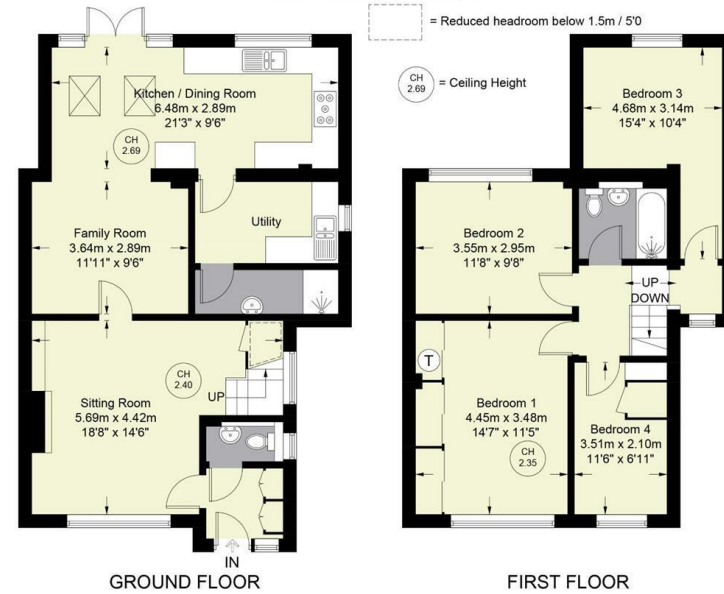






### Cedar Avenue

Approximate Gross Internal Area  
Ground Floor = 731 sq ft / 67.9 sq m  
First Floor = 607 sq ft / 56.4 sq m  
Total = 1338 sq ft / 124.3 sq m



Floor Plan produced for Hursts by Media Arcade ©.

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.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)