





## 299 Amersham Road, Hazlemere, Buckinghamshire, HP15 7PX

Hurst are delighted to bring to market this extremely well presented and character filled, three bedroom, semi-detached home, that has been extensively improved upon by its current owner and is offered to the market with no onward chain. located in a popular spot within the village that provides easy and convenient access for local schools, shops and major bus routes, as well as offering good access into London Marylebone via High Wycombe and Great Missenden Stations that are all just a short drive away. The underground (Metropolitan Line) via Amersham, also makes this a perfect purchase for those looking to commute to the City. The accommodation includes; entrance hallway, a cosy yet spacious lounge with feature fireplace and bay window to front aspect, dining room with a recently added log burner, fitted kitchen with stable style doors leading to the rear garden, utility room & guest cloakroom, principal bedroom with en-suite shower room, a further double bedroom and then bedroom three/study with family bathroom. The property also benefits from; gas central heating, double glazing, large level and enclosed rear garden which is mainly laid to lawn and also comes with a good size patio area, driveway parking for two/three vehicles. This really is a lovely family home that is we'd expect to get a good level of interest, an internal and early viewing is highly recommended.



- **THREE BEDROOM SEMI-DETACHED**
  - **BATHROOM & EN-SUITE SHOWER**
  - **UTILITY ROOM & GUEST CLOAKROOM**
  - **LEVEL PLOT WITH GOOD SIZE GARDEN**
  - **DRIVEWAY PARKING FOR SEVERAL CARS**
  - **GOOD ACCESS TO TOWN & TRAIN STATION**
  - **WALKING DISTANCE OF VILLAGE & SCHOOLS**
    - **NO ONWARD CHAIN**
  - **INTERNAL VIEWING HIGHLY ADVISED**
  - **PRINCIPAL BEDROOM WITH EN-SUITE**











### Amersham Road

Approximate Gross Internal Area  
Ground Floor = 534 sq ft / 49.6 sq m  
First Floor = 482 sq ft / 44.8 sq m  
Total = 1016 sq ft / 94.4 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.

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