



2A Sawpit Hill, Hazlemere, High Wycombe, HP15 7DB

Asking Price | £2,500



## Property Features

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- Four Bedroom Detached Family Home
- Modern and Well Presented
- Bathroom and Separate Shower Room
- Stunning Kitchen with Pantry
- Low Maintenance Front and Rear Gardens
- Situated in a Prime Location in Hazlemere
- Close to Cosy Corner Parade of Shops
- Parking to the Rear
- Unfurnished
- Available late December/Early January

## Full Description

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A modern and well looked after 4-bedroom detached family home situated in prime location in Hazlemere, just a stone's throw away from the popular 'Cosy Corner' parade of shops. The property has been extremely well maintained by the present owners and has good commutability into London Via either the M40 or mainline train stations at High Wycombe (Chiltern Line - Marylebone 28 mins) or Amersham (Met Line). This property is also within catchment of sought after schools.

### Accommodation

Upon entering you are met with a light and airy entrance hall; this leads to the downstairs cloakroom with shower and spacious living room with feature fire. The living room opens up to the dining room with a separate and raised area (with storage underneath) which is currently being used as a play area for children but could be utilised in many different ways. Downstairs also offers a stunning kitchen with a range of appliances, which also has a bonus of a pantry/storage area. On the first floor there is 4 bedrooms, a modern bathroom and separate WC.

### Outside

There is low maintenance front and rear gardens which has been cleverly designed to optimise the space. To the rear (accessed via Hill Avenue) there is parking available.

### Location

Situated on the Amersham side of Hazlemere, which is an established and pretty Chiltern village, just 10 minutes' away from the bustling centre of High Wycombe and 15 Minutes to the upmarket town of Amersham which both have great train links into London. You also have the added benefit of having easy access into London via the M40. A small selection of shops, pubs and cafes, make Hazlemere a fantastic base for commuters. The village also offers schools for both primary and secondary age groups, as well as being surrounded by countryside and woodland, offering the perfect location for walks and outdoor pursuits.







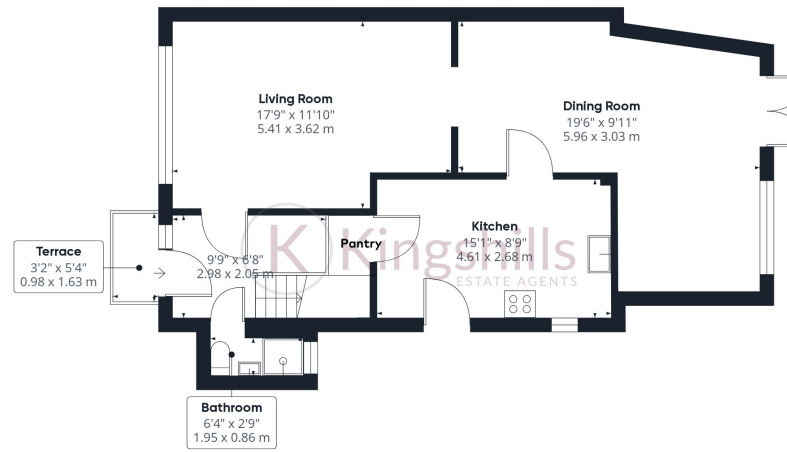












Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
1237.85 F<sup>2</sup>  
115.00 m<sup>2</sup>

**Balconies and terraces**  
17.11 ft<sup>2</sup>  
1.59 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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