



35 Marys Mead, Hazlemere  
£575,000



## 35 Marys Mead

Hazlemere, High Wycombe

A stunning semi detached family home recently extended and remodelled to provide spacious family living. The house is situated within a short walk of the 'Park Parade' local shopping parade, Cedar Park primary school and Widmer End primary school. Entrance hall, Shower room, Sitting room, Kitchen/Breakfast/Living room, Three bedrooms, Family Bathroom with shower, Gas central heating, Double glazing, Off street parking, 60' rear garden. Viewing recommended.

Council Tax band: D

Tenure: Freehold





### Entrance hall

Stairs to first floor with under stairs storage cupboard, radiator, cupboard housing wall mounted Worcester gas fired central heating boiler and Joule hot water tank, cupboard with space and plumbing for washing machine and space for dryer with storage over, down lighters, further storage cupboard, window to side

### Shower room

Shower cubicle housing housing fitted rainfall shower, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, part tiled walls, tiled flooring, down lighters

### Sitting room

Radiator, down lighters, window to front

### Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap, two built in ovens, fitted five ring gas hob, built in Indesit dishwasher, space for American style fridge/freezer, central island with seating for four/five people, three radiators, down lighters, window to side, bi folding doors to garden

### First floor

#### Landing

Access to loft space, window to side

#### Bedroom 1

With a range of fitted wardrobes, radiator, dimmer switch, window to rear

#### Bedroom 2

Radiator, dimmer switch, window to front

#### Bedroom 3

Radiator, built in wardrobe, dimmer switch, window to front

### Family Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, shower cubicle housing



Approximate Gross Internal Area  
Ground Floor = 67.8 sq m / 728 sq ft  
First Floor = 41.7 sq m / 449 sq ft  
Total = 109.5 sq m / 1177 sq ft



Floor Plan produced for Robertsons 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.

## Robertsons Estate Agents

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