



3 Beaumont Way, Hazlemere - HP15 7BD  
£450,000

 **TIM RUSS**  
& Company





- Offered for sale with no onward chain
- Requiring modernisation throughout
- Spacious garden
- Off-road parking for several vehicles

The property is situated within a stroll of local amenities, excellent first and middle schools and local bus route to a main line station. The area is well known for its excellent schooling both state and private. Hazlemere is a picturesque village that has a number of local shops, attractive village pubs, doctor's surgery, tennis club and large pond surrounded by the village green. Close by is Common & Penn wood perfect for dog walking and enjoying nature at its finest. Beaconsfield New Town under five miles has a range of shopping facilities including Sainsburys, Waitrose and a Marks and Spencer Simply Food and the main line train station has services to London Marylebone (25 minutes approximately). Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction2) being only a short drive away giving access to London, Oxford, Birmingham and the M25 network. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.





Offered for sale with no onward chain is this charming semi-detached bungalow offers an exceptional combination of comfortable living spaces and impressive features, making it a perfect home for families or those seeking single-level accommodation. The property requires updating and provides three well-proportioned bedrooms, including a master bedroom with built-in wardrobes and ensuite shower room with space for utilities and further family bathroom. Two welcoming reception rooms create versatile areas for relaxation and entertaining, both benefiting from large bay windows and one with fireplace. The spacious kitchen stands out with generous cabinetry, and abundant natural light, making it an excellent space for every-day cooking and social gatherings. There is a large loft for storage and potential for conversion subject to the usual consents.

A highlight of this bungalow is its seamless connection to the outdoors. The bright conservatory, with lovely garden views and direct access to the patio, inviting you to enjoy the beauty of the mature, well-maintained garden throughout the year. Multiple rooms feature large windows ensuring natural light floods the interiors. The garden itself is expansive, bordered by mature trees and wooden fencing for privacy, and features paved patio areas ideal for alfresco dining and entertaining. Ample off-road parking is provided by a private gravel driveway, complemented by a brick exterior and well-kept front garden with established shrubs for a welcoming approach.

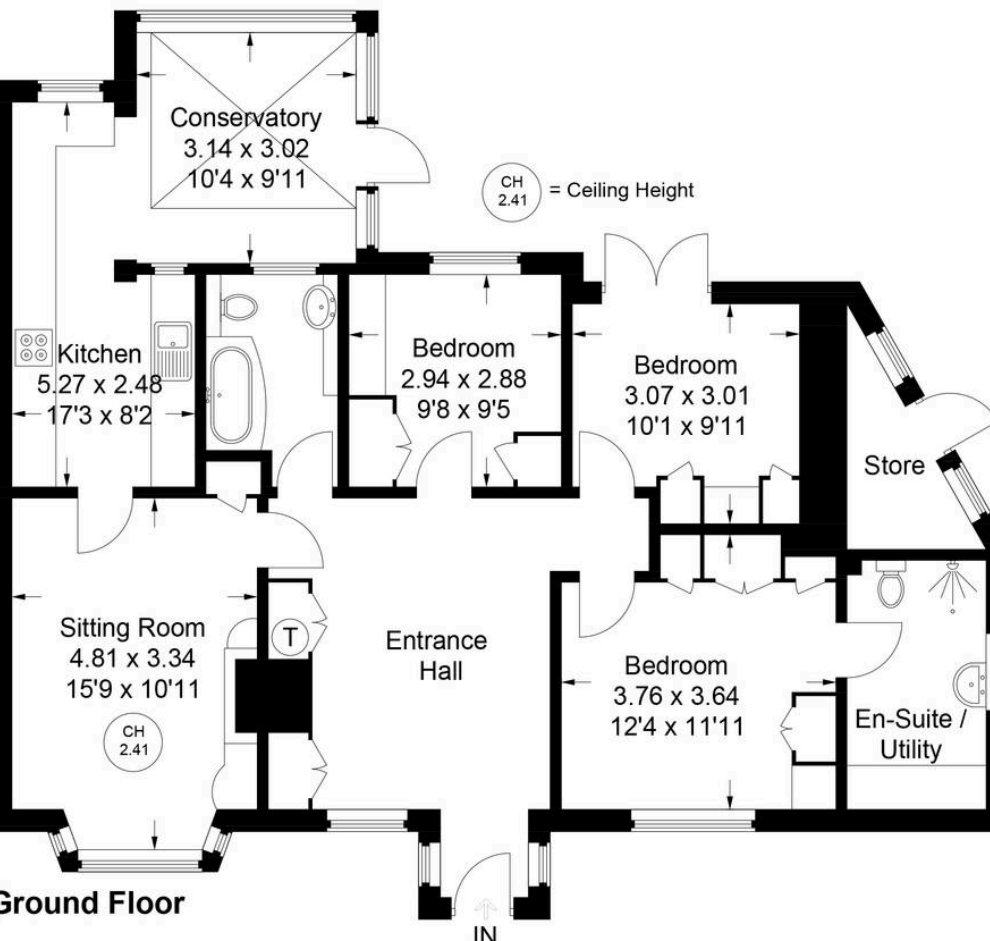
**Council Tax band: D**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**







### 3 Beaumont Way, HP15 7BD

Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft  
Store = 3.3 sq m / 35 sq ft  
Total = 106.0 sq m / 1140 sq ft

Floor Plan produced for Tim Russ & Company 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.



## Tim Russ and Company

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