



# 159 Cedar Avenue

Hazlemere

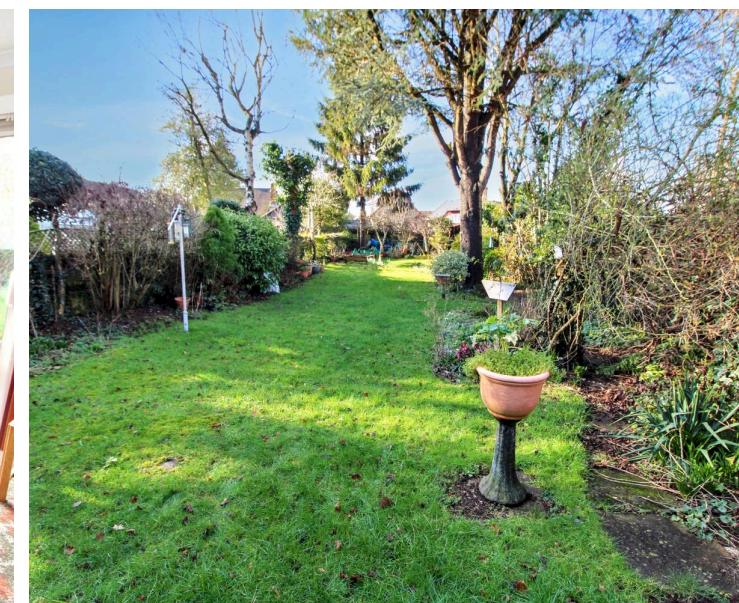
- Semi Detached House - Cedar Park Location - Requires Modernisation
- Large Garden - Single Garage - Driveway Parking
- Three Bedrooms - Family Bathroom - Kitchen - Lounge With Open Fireplace - Separate Dining Room
- Parquet Flooring - Gas Central Heating - No Onward Chain
- Potential To Extend And Convert Loft STPP - Good Schools And Local Amenities

In the popular Cedar Park development.... 5 minute walk to Park Parade Centre with excellent shopping facilities which include a pharmacy, coffee shops, supermarket and so much more.... Catchment area for Cedar Park School and good senior schools.... Catchment for the excellent Grammar Schools.... Buses to High Wycombe (2 miles) and Amersham (5 miles).... 25 minute London trains from High Wycombe.... London Underground Station in Amersham (Metropolitan Line).... Also a London service from Beaconsfield (5 miles).... Three M40 access points only 10/15 minute drive.... Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



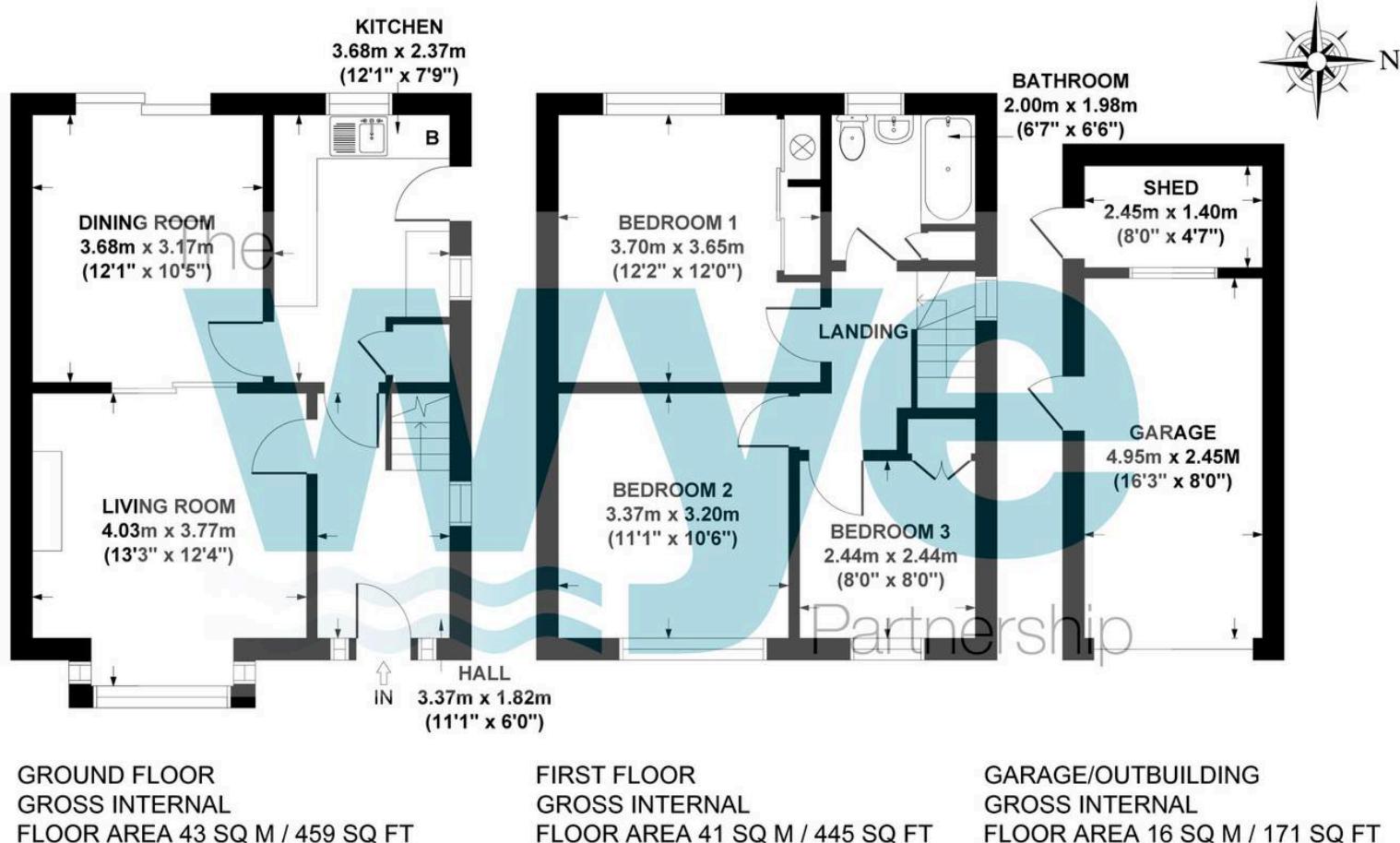
# 159 Cedar Avenue

Hazlemere

Semi detached house in sought-after Cedar Park with a generous garden, plus garage and driveway. Requires modernisation and potential to extend (STPP). No onward chain.

Situated in the highly desirable Cedar Park location, is this semi detached house, which has been well maintained but requires modernisation, and presents an excellent opportunity for buyers seeking a family home with potential. Upon entering, you are greeted by a welcoming hallway leading to a spacious lounge featuring an open fireplace and original parquet flooring that flows through to a separate dining room with patio door to the garden. The kitchen offers wall and base units and also door access to the garden and being along side the dining room provides potential to reconfigure by knocking through. Upstairs, there are three well-proportioned bedrooms, along with a family bathroom. The property further benefits from gas central heating and double glazing throughout. Outside, to the rear, is a very generous private garden, which is mainly laid to lawn with patio and gated access. To the front and side is driveway parking, a detached single garage with power and a lean-to at its rear. There is significant potential to extend the property and convert the loft (subject to planning permission), making it an attractive prospect for growing families or those looking to maximise living space. The location is particularly appealing, with good schools nearby and a range of local amenities within easy reach. This is a rare opportunity to acquire a property in a sought-after area, with the flexibility to create a home tailored to your individual requirements. Early viewing is highly recommended to fully appreciate the potential this property has to offer. No Onward Chain.





**CEDAR AVENUE, HAZLEMERE, HP15 7AP**  
**APPROX. GROSS INTERNAL FLOOR AREA 100 SQ M / 1075 SQ FT**  
**(INCLUDING GARAGE/OUTBUILDING)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## The Wye Partnership Hazlemere

3 Market Parade, Hazlemere - HP15 7LQ

01494 711284 • [hazlemere@wyeres.co.uk](mailto:hazlemere@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

