





## Property Features

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- Detached family home in a quiet cul de sac
- Recently redecorated throughout
- No onward chain, ideal for a swift move
- Bright double-aspect living/dining room
- Well-equipped kitchen with adjoining sun room
- Integral garage with utility space
- Four bedrooms and a modern family bathroom
- Secluded rear garden with patio and shingle areas
- Excellent local schools and easy commuting via High Wycombe & Amersham
- EPC 62D / Council Tax Band E

## Full Description

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Situated in a quiet cul de sac in the heart of Hazlemere, 9 Nightingale Close is a delightful detached family home that has recently been redecorated throughout and benefits from new carpets, creating a fresh and welcoming interior. Offered with no onward chain, the property is ideal for buyers looking to move quickly and smoothly.

The accommodation is well laid out and begins with an entrance hall leading to a convenient cloakroom. The generous double-aspect living/dining room is filled with natural light and features double doors opening directly onto the rear patio, making it an excellent space for both everyday family living and entertaining. The well-equipped kitchen offers ample storage and worktop space and opens into a small sun room, providing a pleasant additional seating or breakfast area. To the side of the kitchen, a covered porchway leads to the integral garage, which offers useful storage along with space and plumbing for utilities.

On the first floor there are four well-proportioned bedrooms, all served by a modern family bathroom, making the property ideal for growing families or those requiring flexible home-working space.

Externally, the rear garden is secluded and low maintenance, featuring a patio area immediately to the rear of the house and a further shingle area beyond, perfect for relaxing with minimal upkeep. To the front, the property benefits from driveway parking and direct access to the garage.

The location is particularly appealing for families, with excellent local schooling available in both Hazlemere and neighbouring Holmer Green, including highly regarded primary and secondary schools. For commuters, the property is well positioned with easy access to High Wycombe and Amersham, both offering fast and frequent rail services into London, as well as convenient road links via the M40 and surrounding routes.

A well-presented, chain-free family home in a sought-after residential location.









