



Keegan White
ESTATE AGENTS

5 Brackley Drive | Monthly Rental Of £1,500

5 Brackley Drive | Hazlemere | HP15 7EZ

- Two Bedrooms
- Kitchen/Diner
- Modern Bathroom
- Cul-de-Sac Location
- Long Term Let
- Unfurnished

Having recently been refurbished this property is in excellent condition throughout. The front door opens into an entrance lobby, with stairs rising to the first floor and a doorway leading into the sitting room that has a bay window to front aspect and a storage cupboard under the stairs. To the rear is the modern fitted kitchen, complete with oven, hob, extractor fan, washing machine, dishwasher, and fridge freezer. There are plenty of storage cupboards, one of which houses the boiler, and there's a back door that leads out to the rear garden. Upstairs, the landing gives access to all rooms and has an airing cupboard at the far end. There are two double bedrooms and they both have built in/fitted wardrobes. The bathroom has a window to rear aspect and is complete with panel bath and overhead shower, WC, and a handbasin with vanity unit below. The back garden is low maintenance, with a summerhouse/shed that has electric power supply and a rear gate for access. There is on street parking to front and a parking space in front of the garage. Please note the owner is retaining use of the garage.

Hazlemere is a large village located between the towns of High Wycombe, Amersham and Beaconsfield all of which offer train links to London. It has three separate parades of shops and schooling for children of all ages as well as public houses and a large recreation ground. This house is located on Brackley Road which is within walking distance of Holmer Green First School and Pre-School, as well as Holmer Green Junior and Senior schools. There are a good range of local amenities within walking distance in both Hazlemere and Holmer Green including a pharmacy, hair and beauty salons, local Spar convenience store, Co-op and greengrocer, as well as good bus routes to High Wycombe and Amersham offering a wider range of High Street retailers and supermarkets. Letting Information: Energy Performance Rating: C(76). Council Tax band D. No Tenant Fees. Holding deposit £323. Security deposit £1615. Long tenancy preferred, no smoking, no pets, with full referencing required. Mains electric, water, sewerage, gas central heating. Broadband: Standard 10Mbps (DL) and 0.9Mbps (UL), Superfast 167Mbps (DL) and 23Mbps (UL), Ultrafast 8000Mbps (DL) and 900Mbps (UL). Mobile: Unaware of any blackspots at the property. To the rear of the garden is a rear gate giving access to the public footpath that gives access to the car parking



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