

99 Brackley Road, Hazlemere, Buckinghamshire, HP15 7EY

*A charming house located on a sought after road in the village of Hazlemere with a garage, parking and no onward chain.*

Terrace House | Garage | Parking | Entrance Hall | Living Room | Kitchen/Dining Room | Inner Hall | Two Double Bedrooms | Family Bathroom | Private Garden With Gated Rear Access | Pleasant Views To The Front Green | Double Glazing | Gas Central Heating | No Onward Chain |

A nicely proportioned terrace house, which has been well maintained with gas central heating and double glazing throughout and presented to market with no onward chain. There is a small entrance hall leading to the living room with large window allowing light to flow through. The kitchen/dining room is fitted with a range of wall and base units, plus ample space for a dining table and chairs, and there is a small inner hallway with door access to the rear garden. Upstairs are two double bedrooms with fitted/built in cupboards and the family bathroom comprises of a low level W.C., wash hand basin and bath with shower over. To the front of the property is a pathway leading through the front garden leading to the front door and to the rear is a private garden with an initial patio, mainly laid to lawn and gated access to the rear. The property also benefits from a large loft space, which could potentially be converted (subject to the usual consents) and a single garage located in a block to the rear of the house with parking.

**Price... £359,950**

Freehold

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs	A		BB
361-414	B		
293-355	C		
235-292	D		
177-234	E		
121-176	F		
55-120	G		
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

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## LOCATION

On the edge of the village and within walking distance of open fields.... Good local amenities include library, doctor and dental surgeries... Park Parade has extensive shops including a supermarket, Pharmacy and coffee shops etc.... Good local schooling for children of all ages.... Catchment for the excellent Grammar Schools.... Regular bus route to both Amersham and High Wycombe.... 25 minute London bound train service from High Wycombe and an Underground train service from Amersham.... M40 is approximately a 10/15 minute drive which connects to the M25....

## DIRECTIONS

From the office of The Wye Partnership at Hazlemere, turn left at The Crossroads in to Holmer Green Road, at the mini roundabout at the bottom of the hill take the second exit and ascend Sawpit Hill. Take the fourth left into Brackley Road and continue along and the property is located on the right hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

D

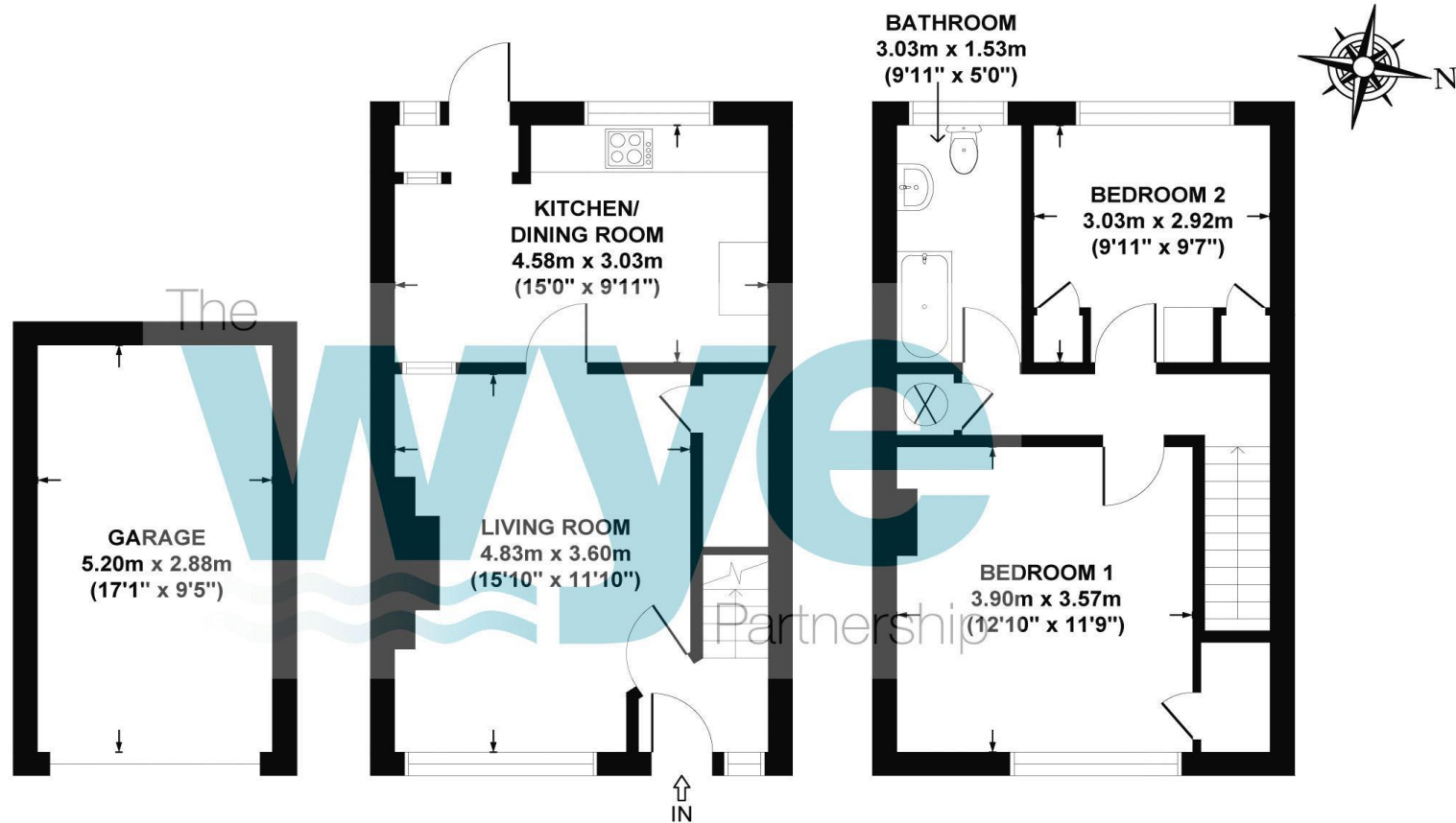
### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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GARAGE  
GROSS INTERNAL  
FLOOR AREA 15 SQ M / 161 SQ FT

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 37 SQ M / 395 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 37 SQ M / 395 SQ FT

**BRACKLEY ROAD, HAZLEMERE, HP15 7EY**  
**APPROX. GROSS INTERNAL FLOOR AREA 89 SQ M / 951 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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wyeres.co.uk

The **wye** Partnership