



32 Brackley Road, Hazlemere, Buckinghamshire, HP15 7HA

A lovely, two bedroom, semi-detached bungalow located in a quiet part of Hazlemere, close to shops and local amenities. No Onward Chain.

Spacious Semi-Detached Bungalow Fronting A Green | Large Entrance Hall/Dining/Study Area | Two Double Bedrooms | Fitted Shaker Style Kitchen | Modern Fitted Bathroom | Living Room | Double Glazing | Driveway Parking With Courtyard Style Garden | No Onward Chain |

A very well presented, two double bedroom bungalow, that fronts onto a pleasant green and comes to market in excellent condition with double glazing and tastefully decorated throughout. On entering, there is a large hallway, which can be used as a study or dining area and provides access to the whole of this spacious bungalow. The kitchen is fitted with shaker style wall and base units and there is a re-fitted bathroom comprising a low level W.C., wash hand basin and bath with shower over. The cosy living room has a feature log burner and large window facing the green. The property also comes with driveway parking, which leads onto the rear courtyard style garden. Overall, a charming bungalow, in a quiet part of Hazlemere, offering spacious accommodation and No Onward Chain.

Price... £375,000

Freehold

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> (92+) A	
<small>Energy efficient</small> (81-91) B	
<small>Decent energy efficiency</small> (69-80) C	
<small>Some energy efficiency</small> (55-68) D	
<small>Not very energy efficient</small> (49-54) E	
<small>Very poor energy efficiency</small> (41-48) F	
<small>Worst energy efficiency - higher running costs</small> (1-40) G	
	86
49	
<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>	
<small>www.epcr.gov.uk</small>	



LOCATION

On the edge of the village and within walking distance to local shops and amenities.... Park Parade has extensive shops including a supermarket, Pharmacy and coffee shops etc.... Regular bus route to both Amersham and High Wycombe.... London bound train service from both Amersham and High Wycombe.... M40 is approximately a 10/15 minute drive which connects to the M25.... Local amenities include Doctors, Dentists and Library.... Quiet area....



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 left hand side identified by a Wye Partnership 'For Sale' board.



ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

E

MORTGAGE

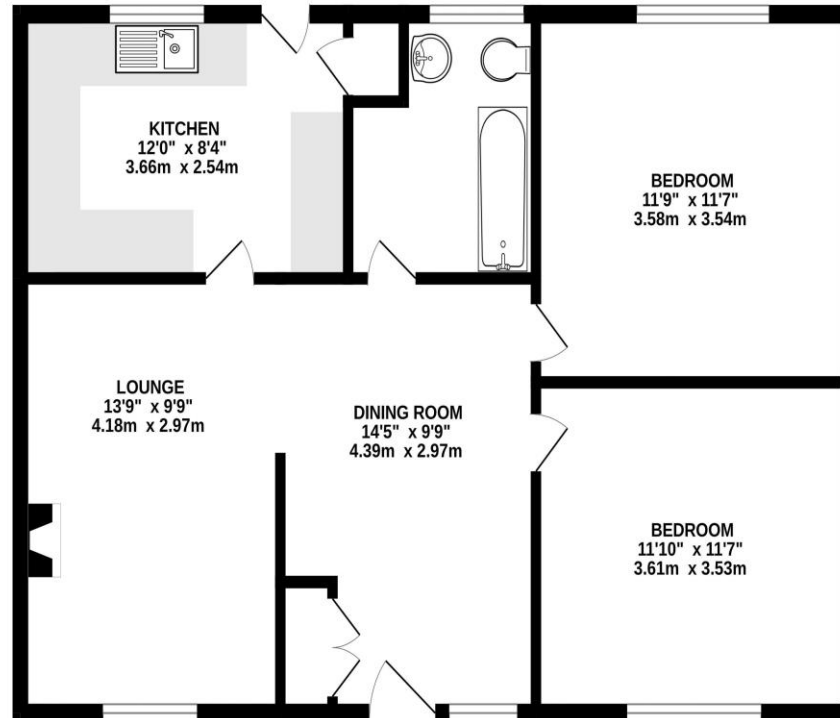
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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.



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropro ©2024



3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership