



Keegan White
ESTATE AGENTS

3 Laceys Drive | £750,000



Features

- Large Plot Size
- Detached With Garage
- Five Bedrooms
- Kitchen / Diner
- Bathroom & Shower Room
- Impressive Home

The front door opens into a bright hallway with stairs rising to the first floor. To the ground there is an expansive lounge diner, with window to side and bay window to front, a double bedroom with window to front, another bedroom (study) with window to side, a family room that has patio doors to the rear garden, and the impressive kitchen diner. The dining area has a log burner and patio doors to the garden. The kitchen area is well appointed with a decent range of storage units above and below the composite worktop. There is a 1 1/2 sink and drainer, along with a six ring

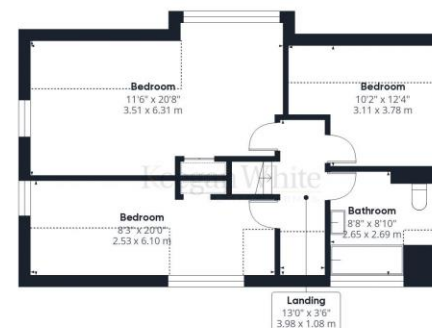
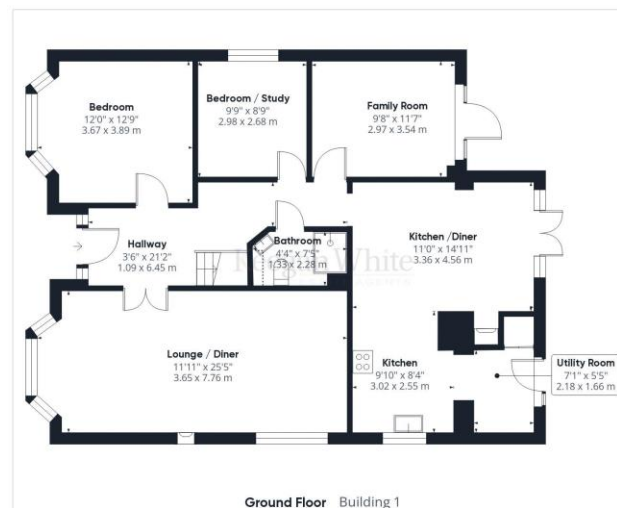
hob on Rangemaster oven that has the overhead extractor. Discretely tucked away is the utility section with a back door that leads out to the garden. To the first floor, there is a landing with velux window, a huge master bedroom, with two further double bedrooms, and the family bathroom. Externally, there is driveway parking for numerous cars, including side access to the garage that a gym at the far end. There's a side gate that then opens into the large rear garden that provides plenty of room for the family to enjoy.



Laceys Drive is a residential street with a mix of predominantly detached houses and bungalows. It is a popular, quiet location within walking distance of the local shops at Park Parade, Cedar Park School, as well Widmer End Community Combined School, Holmer Green First and Secondary Schools. Hazlemere itself is a village located between the towns of High Wycombe, Amersham and Beaconsfield all of which offer train links to London. There are three separate parades of shops with a variety of retail and eateries and

retail outlets schooling for children of all ages among them the renowned Cedar Park School for Infants and Widmer End Combined School, as well as public houses and a large recreation ground. Within walking distance of a doctors surgery, and close to local bus routes linking to the aforementioned towns,
Additional Details:
Council Tax Band: E
Energy Performance Rating: D (67)





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Approximate total area¹

2046.55 ft²
190.13 m²

Reduced headroom

157.7 ft²
14.65 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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