



50 Brackley Road, Hazlemere, Buckinghamshire, HP15 7HA

*A wonderful opportunity to acquire this well presented bungalow situated on a quiet green in Hazlemere.*

End Of Terrace Bungalow | Beautifully Presented | Porch | Lounge With Attractive Outlook Of Green | Double Bedroom | Kitchen With Oven, Hob And Hood | Rear Hall/Study Area | Modern Shower Room | Sealed Unit Double Glazing | Gas Fired Radiator Central Heating | Private Enclosed Rear Gardens With Side and Rear Gated Access | No Onward Chain |

This modern, end of terrace bungalow is situated in the popular village of Hazlemere on a small green. It's beautifully presented and is perfect for young buyers looking to start their house owning journey, or buyers looking to downsize and enjoy a quiet life. Inside the bungalow, you enter into a good size porch, leading into a large lounge, which overlooks the green. There's also a kitchen, double bedroom, inner hall/study area and a shower room. To the rear is a delightful, private garden with gates providing access to both the back and front. It's been completely renovated in recent years and is offered with NO ONWARD CHAIN!

**Price... £289,950**

Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	90
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
70	

England & Wales EU Directive 2002/91/EC

www.epc4u.com



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## LOCATION

Lovely setting overlooking a green.... Edge of village location, between Hazlemere and Holmer Green.... Within 0.5 miles of Park Parade providing extensive shopping facilities, pharmacy, cafe and supermarket etc.... Local amenities include Doctors, Dentists and Library etc.... Quiet area.... Buses a 3/4 minute walk connecting Amersham (5 miles) and High Wycombe (2.5 miles), the latter with 25 minute London trains.... Three M40 access points a 10/15 minute drive....



## DIRECTIONS

In an approach from Wye Partnership at Hazlemere, turn left at The Crossroads in to Holmer Green Road, at the next roundabout take the second exit and ascend Sawpit Hill. Turn into the fourth left which is Brackley Road, and the property will be located on the left hand side.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band C

### EPC RATING

C

### MORTGAGE

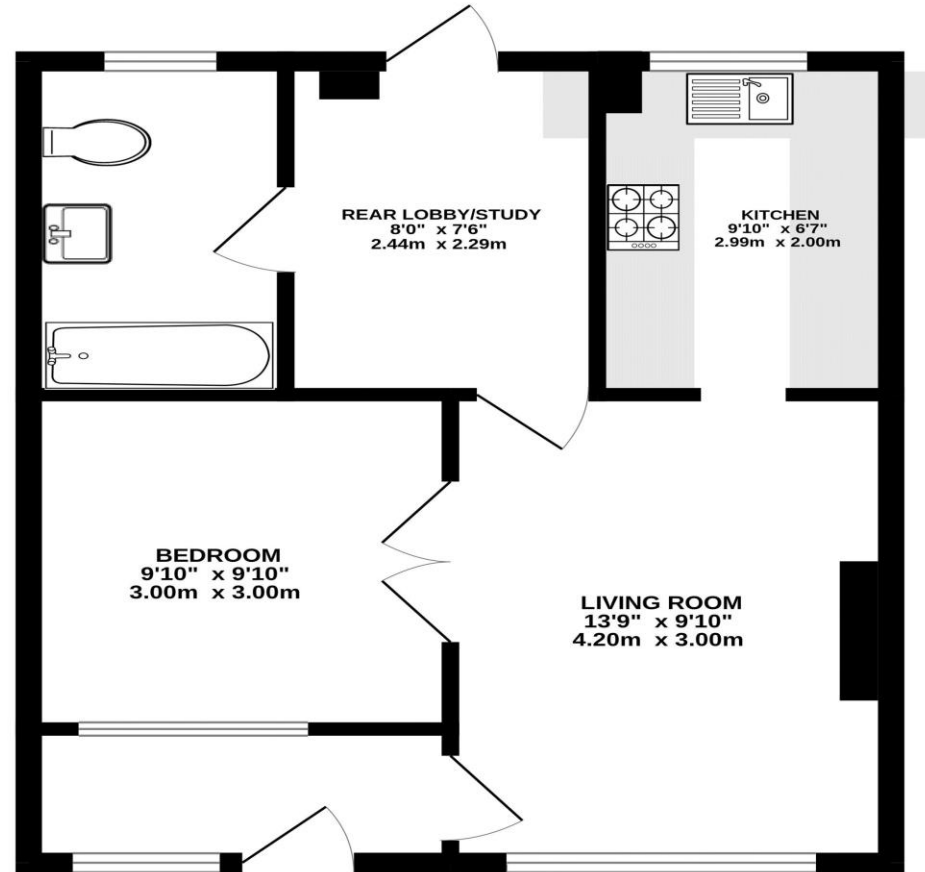
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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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GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 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.  
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The **wye** Partnership