



83 Brackley Road, Hazlemere

£450,000



Robertsons

83 Brackley Road

Hazlemere, High Wycombe

A spacious, extended family home in this popular area, conveniently situated close to local shops and excellent schooling. Entrance hall, Cloakroom, Sitting/Dining room, Kitchen/Breakfast room, Utility room, Three bedrooms, Bathroom, Gas central heating, Double glazing, Garden, Garage and parking for two cars.

Council Tax band: TBD

Tenure: Freehold





Entrance Hall

Stairs to first floor, radiator, wall thermostat

Cloakroom

Low level W.C., wash hand basin with mixer tap and cupboards under, radiator, downlighters, window to front

Extended Living/Dining Room

Two radiators, three wall light points, under stairs storage cupboard, dimmer switch, window to front

Kitchen/Breakfast Room

Fitted with a range of eye and base level units incorporating stainless steel sink unit mixer tap and drainer, built in Bosch double oven, fitted four ring gas hob with extractor over, space for fridge/freezer, space and plumbing for dishwasher, breakfast bar, radiator, part tiled walls, downlighters, cupboard housing Worcester gas fired central heating boiler, window to rear

Utility

'Belfast sink' unit with mixer tap and storage under, space and plumbing for washing machine, wooden worktops, part tiled walls, tiled flooring, window to rear, door to garden

First Floor Landing

Airing cupboard housing foam clad hot water cylinder and shelved storage, stairs to second floor

Bedroom 2

Radiator, built in wardrobe, downlighters, window to front

Bedroom 3

Radiator, window to rear

Family Bathroom

White suite comprising panelled bath with mixer tap and rainfall shower over, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, tiled walls, downlighters, window to rear



Approximate Gross Internal Area
 Ground Floor = 46.4 sq m / 499 sq ft
 First Floor = 37.5 sq m / 404 sq ft
 Second Floor = 22.3 sq m / 240 sq ft
 Garage = 18.5 sq m / 199 sq ft
 Total = 124.7 sq m / 1342 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Robertsons Estate Agents

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