



8 Brackley Drive, Hazlemere  
£475,000



# 8 Brackley Drive

Hazlemere, Buckinghamshire

An end of terrace family home with accommodation arranged on three levels quietly situated in this sought after cul-de-sac. The property enjoys far reaching views over adjoining fields. Entrance hall, Sitting room, Kitchen/Breakfast room, Three bedrooms, Family Bathroom/Shower room, Gas central heating, Double glazing, Garage and parking, Gardens.

Council Tax band: D

Tenure: Freehold

## Entrance hall

Radiator, stairs to first floor.

## Sitting room

Two radiators, under stairs storage cupboard with Vaillant gas fired central heating boiler, meters, fuses and window to side.

## Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for oven with extractor over, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge, space for freezer, space for dryer, space for table, part tiled walls, door to garden, window to rear overlooking garden.

## First floor

## Landing

Stairs to second floor, window to side.







### **Bedroom 1**

With built in shelved storage area, radiator, window to front.

### **Bedroom 2**

Radiator, window to rear.

### **Bathroom**

White suite comprising panelled bath with mixer tap, low level W.C., wash hand basin with mixer tap and drawers under, walk in shower cubicle housing fitted rainfall shower unit, down lighters, part tiled walls, heated towel rail, fitted shelving, storage cupboard, window to rear.

### **Second floor**

#### **Landing**

Window to side, built in shelved storage cupboard, down lighters.

### **Bedroom 3**

With eaves storage cupboard, radiator, down lighters, window to rear with viewings over adjoining farmland.

### **Front garden/Parking**

Laid to lawn with flower and shrub borders. There is a paved area which could be used for parking.

### **Garage**

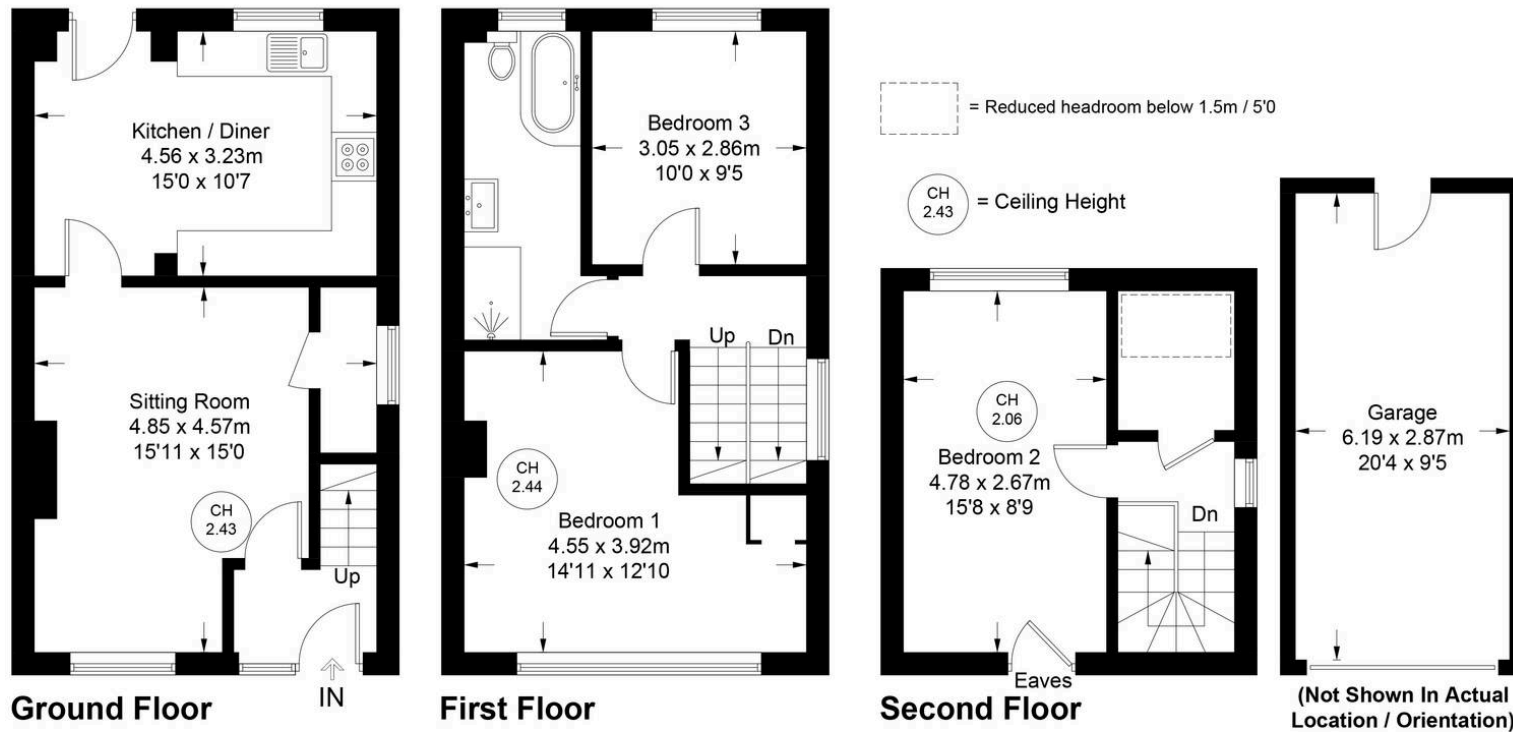
With metal up and over door, light and power, door to rear which provides access to the side of the house.

### **Rear garden**

An area of patio leads to the remainder of garden which is laid to lawn with flower and shrub borders. All is enclosed by panelled fencing and extends to 33' x 21'.



Approximate Gross Internal Area  
 Ground Floor = 37.9 sq m / 408 sq ft  
 First Floor = 37.5 sq m / 404 sq ft  
 Second Floor = 21.2 sq m / 228 sq ft  
 Garage = 17.7 sq m / 190 sq ft  
 Total = 114.3 sq m / 1230 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.  
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