



**79 Brackley Road, Hazlemere, HP15 7EY**  
**£470,000**

# 79 Brackley Road

Hazlemere

- Stunning Family House Modernised Throughout
- Three Bedrooms And Two Bathrooms
- Light Filled Living Room And Open Plan Kitchen/Breakfast Room
- Lovely Private Garden With Gated Access
- Gas Central Heating And Double Glazing

Short distance to shops at Park Parade, which include a supermarket, butchers, pharmacy and coffee shops... Local amenities include Doctors Surgery, Dentist, Opticians and Library... Very friendly local community... Good school catchment including the excellent Grammar Schools... Three M40 access points within a 10/15 minute drive... Local bus service... High Wycombe train station with 25 minute London service... Amersham Metropolitan Underground Station within a 15 minute drive.... Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



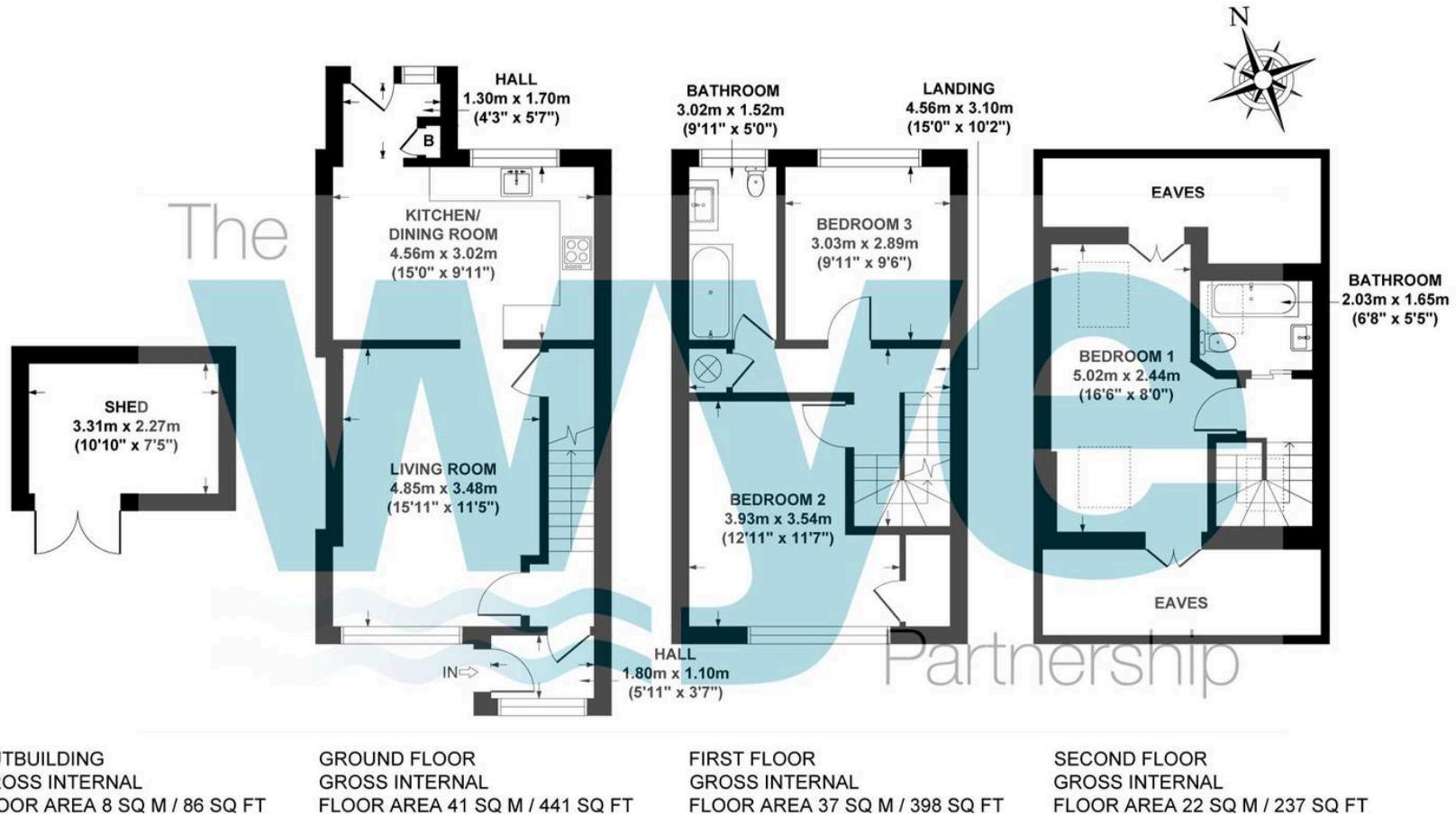
# 79 Brackley Road

Hazlemere

Modern three bedroom house with parking, two stylish bathrooms, open plan kitchen and situation in a great location for schools and amenities.

A beautifully presented, three bedroom, terraced house offering families a welcoming and modern, comfortable home. Having been recently modernised, this impressive house offers a ready to move in home with contemporary living and stylish environment. The entrance hall leads through to a good size living room, which is enhanced by a large, double glazed window to maximise the natural light. The open plan kitchen/breakfast room has been fitted with white wall and base units, integrated appliances and provides ample space for a seating area, making it perfect for everyday living and entertaining. Upstairs is split over two floors with three well proportioned double bedrooms and there are two modern bathrooms (one on each floor), each finished to a high standard ensuring family convenience. The property has been tastefully and neutrally decorated throughout and benefits from gas central heating, double glazing and car parking. This lovely house is ideally located for local amenities and good schooling and so an early viewing is highly recommended to fully appreciate its quality and appeal.





79 BRACKLEY ROAD, HAZLEMERE, HP15 7EY  
APPROX. GROSS INTERNAL FLOOR AREA 108 SQ M / 1162 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## The Wye Partnership Hazlemere

3 Market Parade, Hazlemere - HP15 7LQ

01494 711284 • [hazlemere@wyeres.co.uk](mailto:hazlemere@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.



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Partnership