

wye Partnership

22 Brackley Road, Hazlemere, HP15 7HA

Offers in Region of **£525,000**

22 Brackley Road

Hazlemere

- Detached Bungalow - Corner Plot - Potential To Convert Loft And Extend STPP
- Private Wrap Around Garden - Driveway Parking - Single Garage
- Living Room - Modern Fitted Kitchen With Breakfast Bar
- Good Size Entrance Hallway - Three Bedrooms - Bathroom With Separate W.C.
- Double Glazing - Gas Central Heating
- No Onward Chain

Short distance to shops at Park Parade, which include a supermarket, butchers, pharmacy, coffee shops and much more... 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C







22 Brackley Road

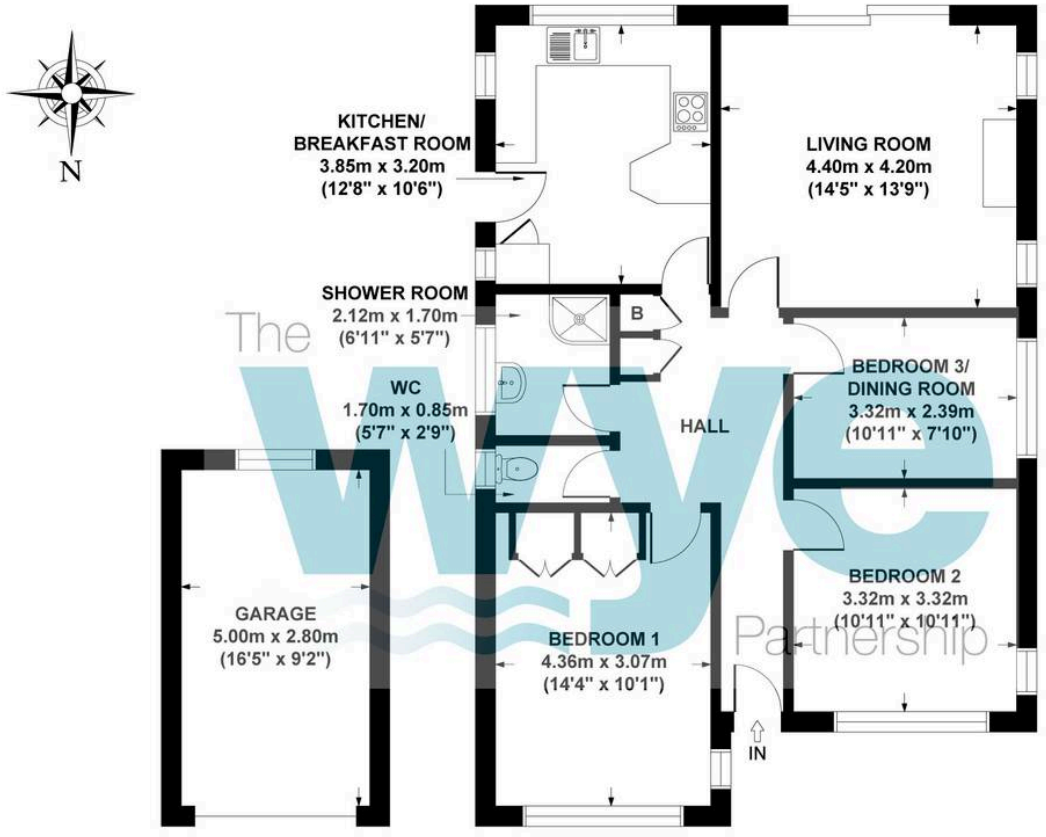
Hazlemere

Presenting this well-proportioned, three-bedroom, detached bungalow, situated on a generous, corner plot within a highly sought-after residential location in Hazlemere. This property offers excellent potential for further development, with scope to convert the loft and extend (subject to planning permission), making it an ideal opportunity for those seeking a family home that can grow with their needs. Upon entering, you are greeted by a spacious entrance hallway that provides access to all the principal rooms. The living room is bright and inviting, offering ample space for relaxation and has a large patio door leading to the garden. The modern fitted kitchen is thoughtfully designed with a breakfast bar and integrated appliances, and again has a door leading to the side of the property. Each of the three bedrooms are well-sized with the third bedroom having the flexibility to be used as a home office or dining room. The bathroom is fitted with contemporary fixtures comprising a wash hand basin and shower enclosure and is complemented by a separate W.C., adding convenience for busy households. This bungalow features double glazing throughout and gas central heating. Additional benefits include driveway parking for several vehicles and a single garage providing secure storage. The property is presented to the market with no onward chain, streamlining the purchase process for prospective buyers. This is a rare opportunity to acquire a detached bungalow with significant scope for personalisation and future expansion (subject to the necessary consents), in a location that balances privacy with accessibility to local amenities and transport links. Early viewing is highly recommended to appreciate the size, layout, and potential this home has to offer.









GARAGE
GROSS INTERNAL
FLOOR AREA 14 SQ M / 151 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 84 SQ M / 900 SQ FT

BRACKLEY ROAD, HAZLEMERE, HP15 7H
AAPPROX. GROSS INTERNAL FLOOR AREA 98 SQ M / 1051 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership Hazlemere

3 Market Parade, Hazlemere - HP15 7LQ

01494 711284 • hazlemere@wyeres.co.uk • 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 Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.