



5 Brickwell Walk, Hazlemere, HP15 7TN
£425,000

5 Brickwell Walk

Hazlemere

- End Terrace House - Private Garden On The Level
- Single Garage With Power - Parking
- Three Bedrooms - Principal With Fitted Furniture - Bathroom With Three Piece Suite
- Fitted Kitchen - Dining Room - Living Room
- Double Glazing - Gas Central Heating
- Potential To Extend STPP - No Onward Chain

Excellent location on the ever popular Manor Farm Development.... Close to local shops including a Post Office and Co-op convenience store.... Excellent local amenities at Hazlemere Crossroads which include doctors, dentist, library, Tesco express and Little Waitrose.... Convenient for popular Manor Farm primary and secondary schools both a short walk.... Catchment area for an excellent range of Grammar Schools.... Buses pass through the development serving High Wycombe (2 miles) with 25 minute trains to London.... Beaconsfield (4 miles) also with a London train service and Amersham (5 miles) with Metropolitan Underground Station.... Three M40 access points within a 10/15 minute drive.... Countryside easily walkable.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



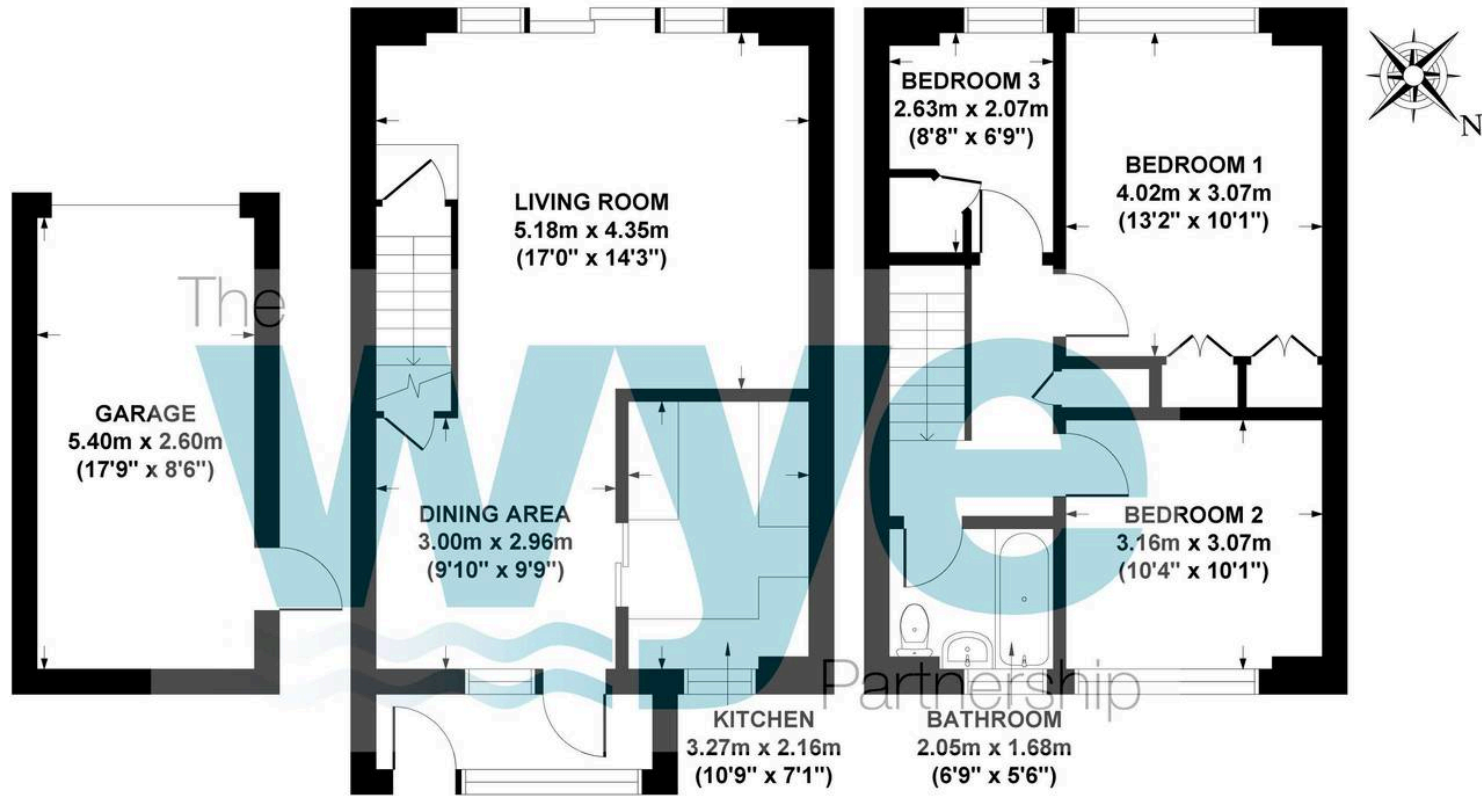
5 Brickwell Walk

Hazlemere

Well-presented 3-bed end terrace with spacious living accommodation with a garage, off-street parking, no onward chain, and extension potential (STPP) in a sought-after area.

This well-presented, three-bedroom, end of terrace house requires some updating and offers a fantastic opportunity for buyers seeking a comfortable and versatile home in a sought-after location. The property features a bright and spacious living room, which is open into a dining room. The fitted kitchen is equipped with ample wall and base units and workspace which could be knocked through to the dining room. Upstairs, there are three bedrooms, including a principal bedroom with fitted furniture that provides excellent storage. The family bathroom is fitted with a three-piece suite (bath, wash basin, and WC). Additional benefits include double glazing throughout and efficient gas central heating, enhancing comfort and energy efficiency all year round. The property also boasts a single garage with power, ideal for secure parking, storage, or a potential workshop, as well as further off-street parking available. With no onward chain, this house offers a straightforward purchasing process, making it an attractive choice for those looking to move quickly. There is also significant potential to extend the property (subject to planning permission), allowing buyers to tailor the home to their specific needs over time. This end of terrace house is ideally suited for families, couples, or investors alike, offering a blend of practicality and potential in a popular residential setting. Early viewing is highly recommended to appreciate the space, flexibility, and scope.





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

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 43 SQ M / 463 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 39 SQ M / 420 SQ FT

BRICKWELL WALK, HAZLEMERE, HP15 7TN
APPROX. GROSS INTERNAL FLOOR AREA 96 SQ M / 1033 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 • 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. |

