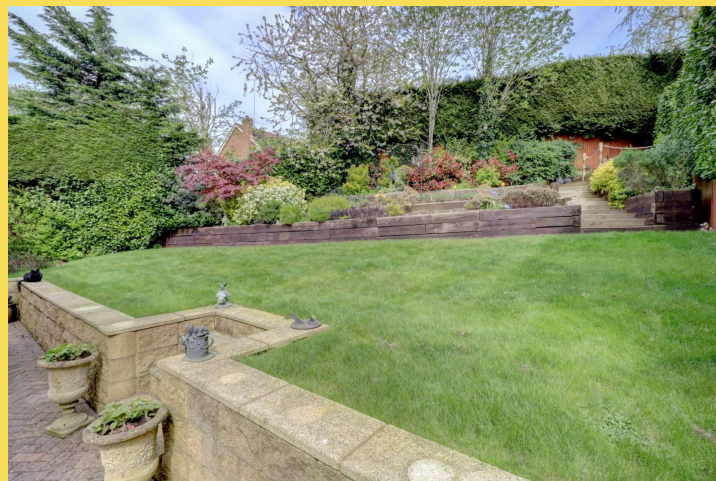




**Brocks, Badger Way, Hazlemere, Buckinghamshire, HP15 7LJ**      **Guide price £779,950 *Freehold***

A substantial four-bedroom family home situated in a delightful location extended by the current owners.

- Reception Hall
- Cloakroom
- Living Room
- Separate Dining Room
- Study
- Kitchen/breakfast Room
- 4 bedrooms
- En-suite and family bathroom
- Ample parking
- Double Garage
- Landscaped Gardens
- Viewing advised
- No Onward Chain
- EPC: D



A beautifully extended family home offering excellent family accommodation situated in a tucked away cul-de-sac location. In brief, the accommodation comprises of reception hallway leading to the three reception rooms and also the extended kitchen/breakfast Room. There is also a downstairs cloakroom on the ground floor. The dual-aspect living room enjoys French doors to the rear garden, a window to the side aspect and a feature fireplace. Double doors lead to the separate dining room enjoying an outlook over the front garden. The study also enjoys an outlook on the front aspect. The extended kitchen/breakfast room enjoys matching fitted modern units with a breakfast bar peninsula, part vaulted ceiling opening into the dining area with French doors to the rear gardens and a separate utility/pantry area.

On the first floor, the main bedroom offers great space with fitted wardrobes and an En-suite shower room. There are three further bedrooms and a family bathroom off the spacious light and airy first-floor landing.

Outside a brick-paved driveway provides parking serving the double detached garage with two main up-and-over doors and personal door access to the kitchen/breakfast room. The rear gardens are beautifully landscaped to include a patio, an area of lawn with raised flower beds and feature rear timber decked seating area all enclosed by mature greenery ensuring a degree of privacy.

This property is offered for sale with no onward chain.

The property is situated in a fine non-estate location, within a short walk of local bus routes, Park Parade shops and Hazlemere Crossroads providing local shopping amenities. The property is also near popular local schooling, Hazlemere Golf Course and local parks and woodlands. Nearby towns such as High Wycombe, Amersham and Beaconsfield provide frequent rail services into London Marylebone and Baker Street. High Wycombe offers M40 access to London and Birmingham.

Freehold Notes  
Council Tax band G. EPC band D.

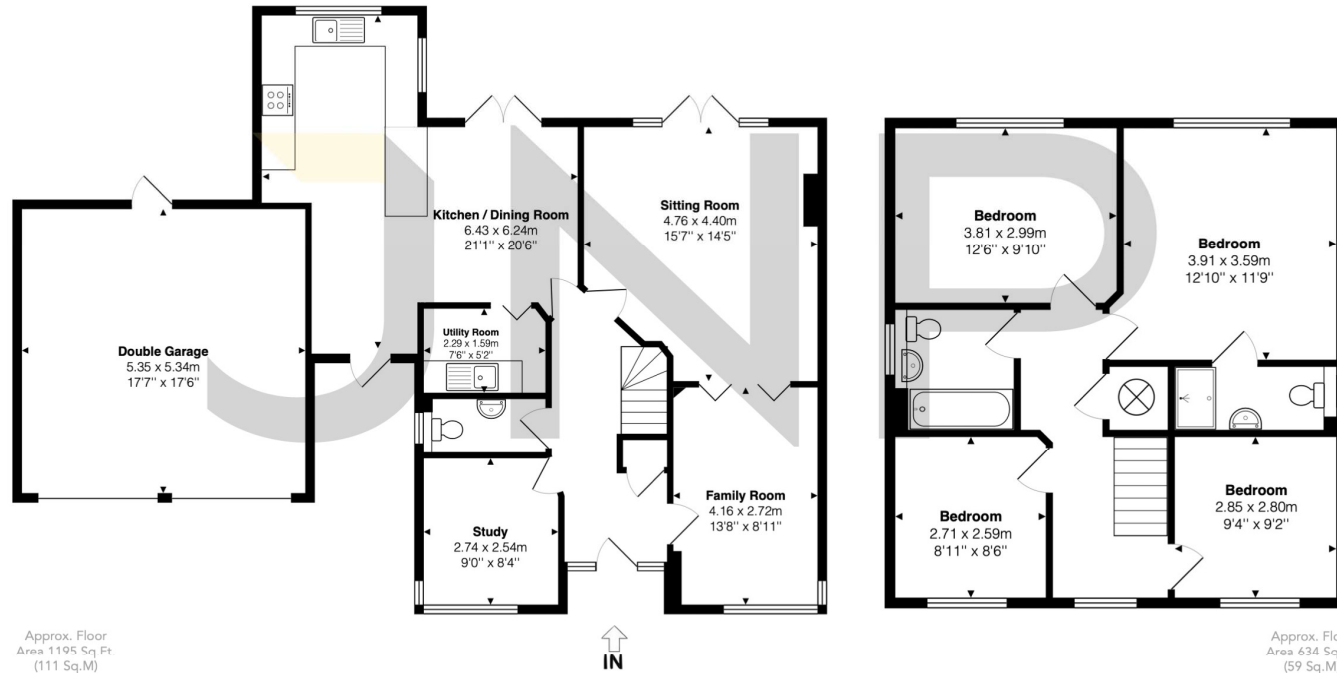
Agents Note

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AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 170 SqM (1829 Sq.Ft)

Badger Way, Hazlemere, Buckinghamshire, HP15 7LJ

This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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