



8 Stevens Close  
Holmer Green

**TIM RUSS**  
& COMPANY





## 8 Stevens Close Holmer Green HP15 6UQ

Set within a quiet cul de sac location, walking distance to all village amenities is this delightful four bedroom bungalow offered for sale with no onward chain.

**£675,000**



## The Property

Recently redecorated throughout is this light and airy link detached bungalow, situated at the end of this quiet cul de sac location benefiting from a beautiful south west facing garden offering potential to further enlarge subject to the usual planning consents.

The accommodation in brief comprises; welcoming entrance hall, with doors to all accommodation. Well appointed kitchen with a range of base and eye level units, side door to front, door to bright and spacious sitting room with feature fireplace and door to garden. Principal bedroom with useful vanity unit, two further double bedrooms, one single bedroom, all served by the family bathroom and separate wc.

## Outside

The rear garden is a fine feature of this property and provides a beautiful backdrop screened by mature hedging offering a high degree of privacy.

Immediately to the rear is a paved terrace ideal for entertaining leading on to a large expanse of lawn enclosed by hedge boundaries and mature shrubs, rear access to garage and boiler room.

To the front the property is ample driveway parking flanked by a large expanse of lawn leading to a 19ft tandem garage.

## Location

Holmer Green is a beautiful Chiltern village that has a number of local shops, a large pond with duck house and a village common. There are primary schools and preschools within easy walking distance. Residents also have access to an unusually wide selection of secondary schools, both state and independent.

Surrounded by open land that forms part of the Metropolitan greenbelt, Holmer Green is an idyllic location that encourages walking, horse riding and cycling.

It is a short drive to both Amersham to the east and High Wycombe to the southwest, while the nearest railway station is at Great Missenden, less than three miles away. Trains on the Chiltern line will reach Marylebone in just over 40 minutes, or from Amersham you can catch a Metropolitan line train direct to the city.

Heathrow is about 25 minutes away, Gatwick, Luton and Stansted are all approximately an hour's drive.

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Viewings

Strictly by appointment only.

## Directions

Post code for Sat Nav: **HP15 6UH**

## Additional Information

Council Tax Band: F

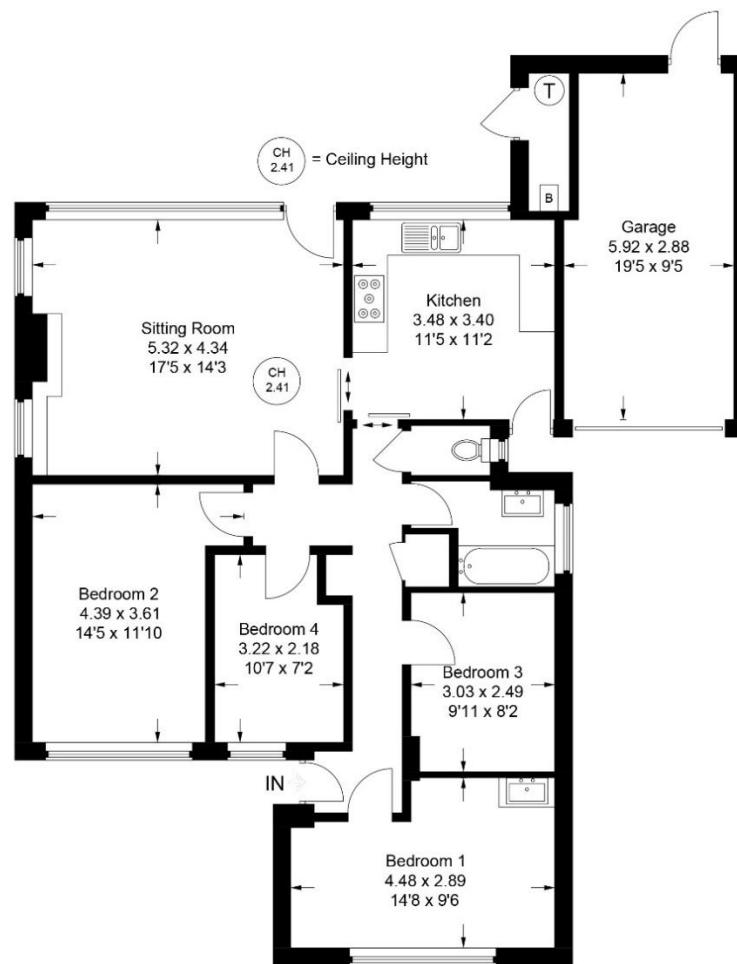
Tenure: Freehold

Ref: HTR2115

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		







Ground Floor

## 8, Stevens Close, HP15 6UQ

Approximate Gross Internal Area

Ground Floor = 93.5 sq m / 1006 sq ft

Garage / External Store = 18.4 sq m / 198 sq ft

Total = 111.9 sq m / 1204 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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