



57 Beech Tree Road  
Holmer Green

**TIM RUSS**  
& COMPANY





## 57 Beech Tree Road Holmer Green HP15 6UR

Set on a lovely south westerly facing mature plot is this rarely available extended three bedroom detached bungalow within easy access of village amenities and picturesque Chiltern countryside.

**Guide Price £670,000**





## A personal comment from the owner

"We delight of calling this our family home for over 40yrs and has bore witness to so many happy memories over this time. It is now time for us to hand this property over to a new family to enjoy and make new memories. Its ideally located for all 3 village schools, short level walk to shops, sporting facilities and long country woodland tracks and footpaths. The garden has been a true joy being of good size, southerly facing and secluded. The fact that it has not been offered for sale in such a long time gives you an understanding of the gem this property is, in the lovely village of Holmer Green."

## Property

A deceptive 1950's built three bedroom detached bungalow with large picture windows providing an abundance of natural light. The property in our opinion has been well maintained but would benefit from some updating. Undoubtedly a fine feature of this home are the attractive mature gardens.

The accommodation in brief comprises; entrance hall, kitchen/breakfast room with door to rear garden and door to 20ft sitting/dining room with bay window and sliding patio doors to conservatory with double doors to rear garden and door to utility, main bedroom with ensuite shower room, two further bedrooms both served by the family bathroom.

## Outside

To the front the property is ample driveway parking flanked by an area of lawn.

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

## 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 6UR**

## Additional Information

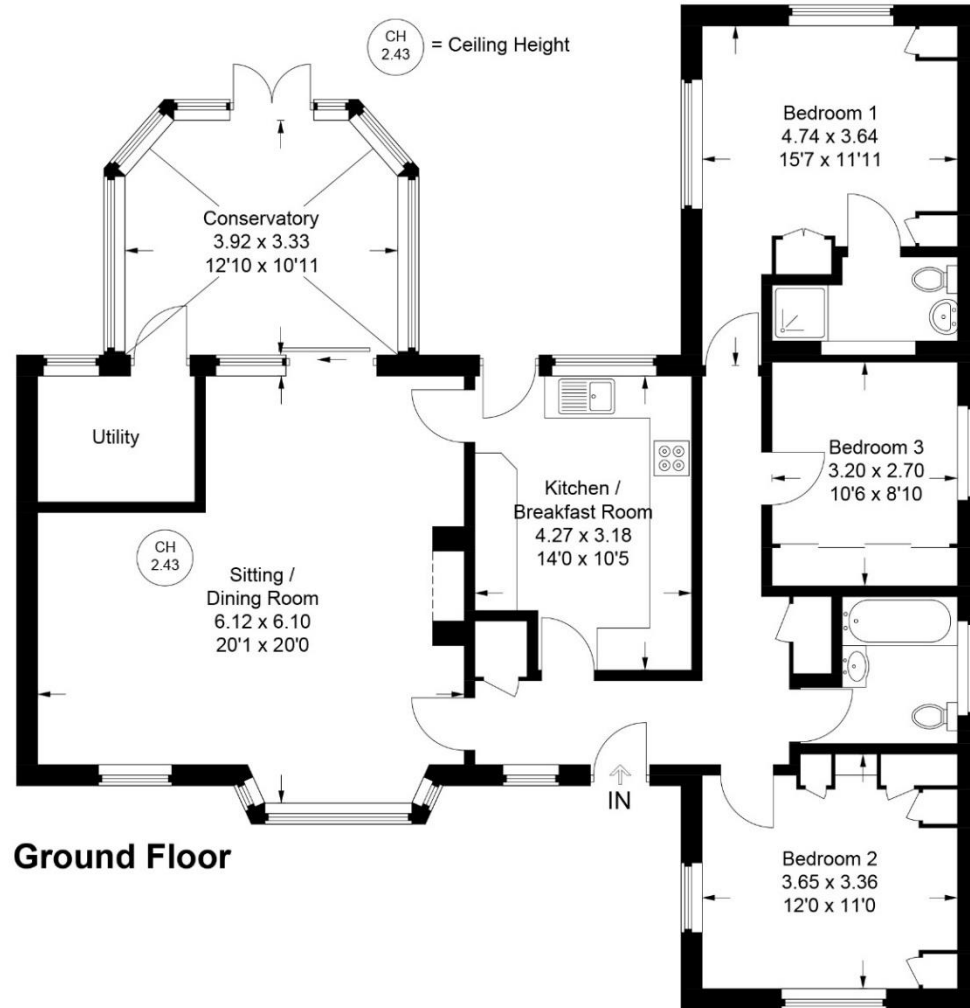
Council Tax Band: E

Tenure: Freehold

Ref: HTR2145

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Ground Floor**

## 57 Beech Tree Road, HP15 6UR

Approximate Gross Internal Area  
118.3 sq m / 1273 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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