



23 Browns Road, Holmer Green - HP15 6SL

Offers in Region of £600,000

TR TIM RUSS
& Company



23 Browns Road

Holmer Green

- An extended character semi detached family home sat on a generous south facing plot, walking distance to highly regarded schools, shops, duck pond & common and transport links
- Offering tremendous scope to further enlarge and reconfigure subject to the usual planning consents
- Ample driveway parking to the front
- Generous south facing, level rear garden
- Patio area directly to the rear leading onto lawn with summerhouse, enclosed by mature hedging & fencing

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. An idyllic location that encourages walking, horse riding and cycling and a short drive to both Amersham to the east and High Wycombe to the southwest. 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.



An exceptional opportunity presents itself in the form of this charming 3-bedroom semi-detached house, boasting an enviable south-facing position on a generous plot.

Conveniently situated within walking distance to a selection of highly regarded schools, local shops, a picturesque duck pond, common, and excellent transport links.

The property showcases a spacious sitting room with a feature fire, a family room overlooking the expansive garden, a well-appointed kitchen flowing into a dining room and a rear lobby granting access to the garden.

The accommodation is further enhanced by three double bedrooms, two featuring fitted cupboards, all serviced by the family bathroom.

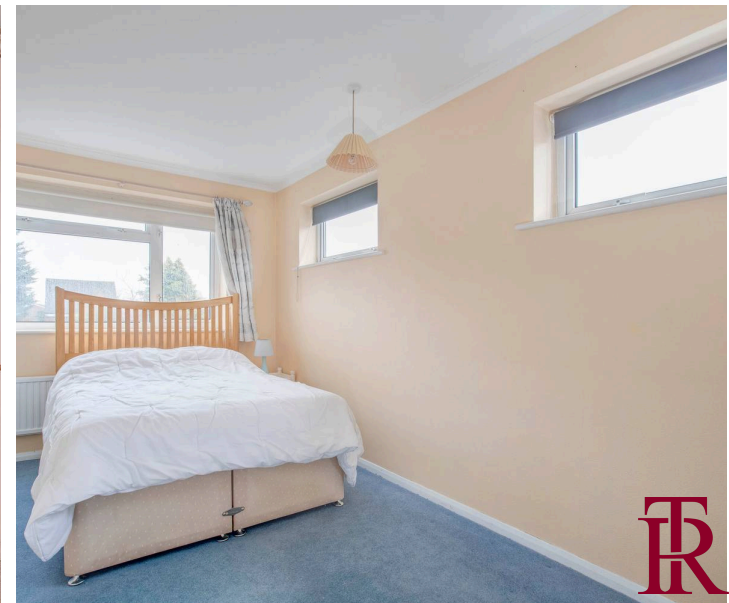
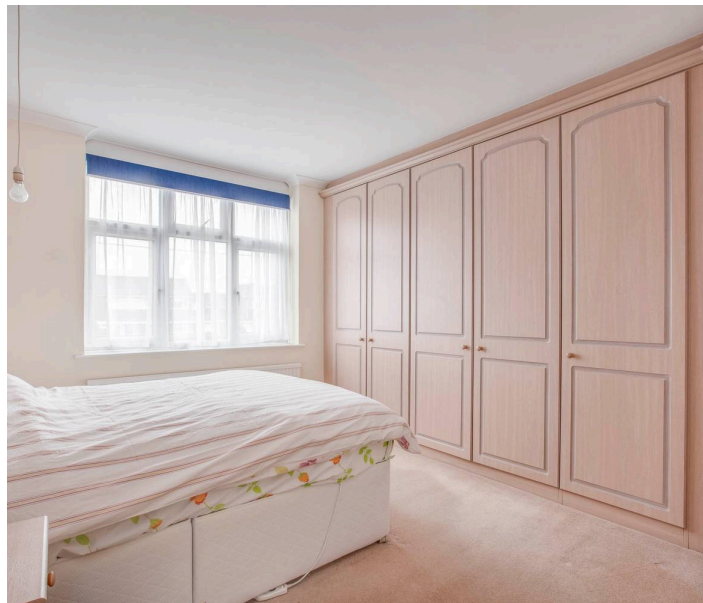
The property generously provides ample driveway parking to the front.

Stepping outside, there is a substantial south-facing rear garden which features a patio area directly at the rear, seamlessly flowing onto a level lawn, with a summerhouse tucked away for additional storage or a tranquil retreat enclosed by mature hedging and fencing, ensuring privacy and security for residents to enjoy their outdoor oasis in peace and tranquillity.

Council Tax band: E

EPC Rating: C

Tenure: Freehold





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Approximate Gross Internal Area

Ground Floor = 67.1 sq m / 722 sq ft

First Floor = 48.4 sq m / 521 sq ft

Store = 4.2 sq m / 45 sq ft

Total = 119.7 sq m / 1288 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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