



33 New Pond Road, Holmer Green, Buckinghamshire - HP15 6SU

Guide Price £700,000

 **TIM RUSS**
& Company



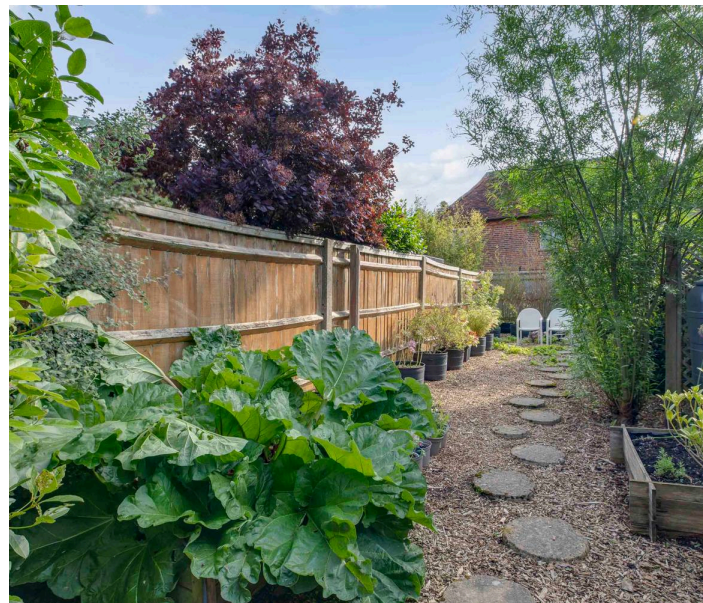
- Offered for sale with no onward chain with attractive elevations and scope for further enhancement and extension STPP
- Situated in the heart of the village with access to local amenities, transport links and beautiful countryside walks

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.

EPC Rating: C

Council Tax band: F

Tenure: Freehold

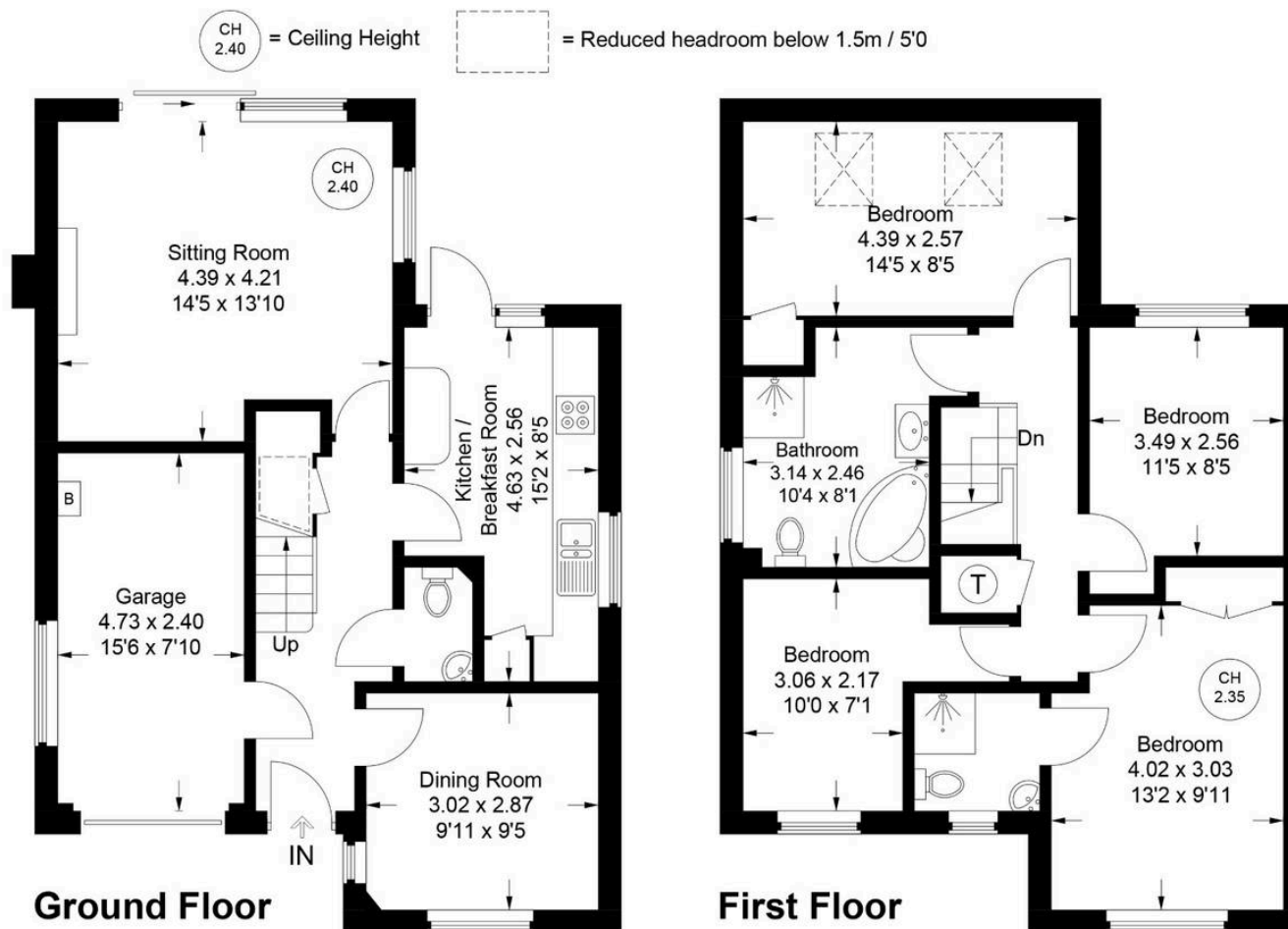


Nestled in the heart of the village, this lovely 4-bedroom detached house is a delightful opportunity for those seeking a comfortable yet versatile living space. Offered for sale with no onward chain, this property boasts attractive elevations and the potential for further enhancement and extension, subject to planning permission. Enjoying proximity to local amenities, transport links, and picturesque countryside walks, this residence presents a convenient and idyllic lifestyle.

Upon entering, a welcoming entrance hall sets the tone, complemented by a downstairs cloakroom and understairs storage for practicality. The ground floor also features a separate dining room, a kitchen/breakfast room with access to the rear garden, and a double aspect sitting room complete with a feature fireplace and patio doors opening onto the beautiful outdoor space. Upstairs, two double bedrooms, one with an ensuite shower room and both with fitted cupboards, accompany two single bedrooms served by a large family bathroom with a separate shower, catering well to a variety of needs.

Outside, this property truly shines with a lovely patio area that transitions seamlessly to a level lawn enveloped by mature trees and shrubs, offering a private retreat ideal for relaxation or al fresco dining. A further gravel seating area to the rear provides additional outdoor space for entertaining or unwinding. Completing the outdoor experience, the property benefits from ample driveway parking leading to an integral garage, ensuring both convenience and security for the discerning homeowner.





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Approximate Gross Internal Area
 Ground Floor = 61.4 sq m / 661 sq ft (Including Garage)
 First Floor = 60.9 sq m / 655 sq ft
 Total = 122.3 sq m / 1316 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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