



72 Winters Way
Holmer Green



72 Winters Way Holmer Green HP15 6YB

A beautifully presented terrace house set in this desirable village, walking distance to the common, excellent schools, village shops and open countryside.

£460,000



The Property

We are pleased to bring to the market this bright and spacious extended three double bedroom family home, set in this quiet road and benefitting from a delightful south facing garden, just a short walk to Holmer Green common and park.

In brief the accommodation comprises of entrance porch, utility room and downstairs cloakroom, door to substantial sized sitting room opening to dining area, well appointed and spacious kitchen/breakfast room with door to garden.

To the first floor can be found the principal bedroom with fitted cupboards, two further double bedrooms served by the well-appointed shower room.

Outside

The level sunny rear garden provides a delightful backdrop to this lovely home, with paved patio immediately to the rear opening to a large expanse of lawn surrounded by mature shrubs and trees, enclosed by fencing and gate of convenience providing side access to the front.

The front garden is easy to maintain and could easily be converted to a private driveway. Across the road is a garage and off road parking for the property.

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 6YB**

Additional Information

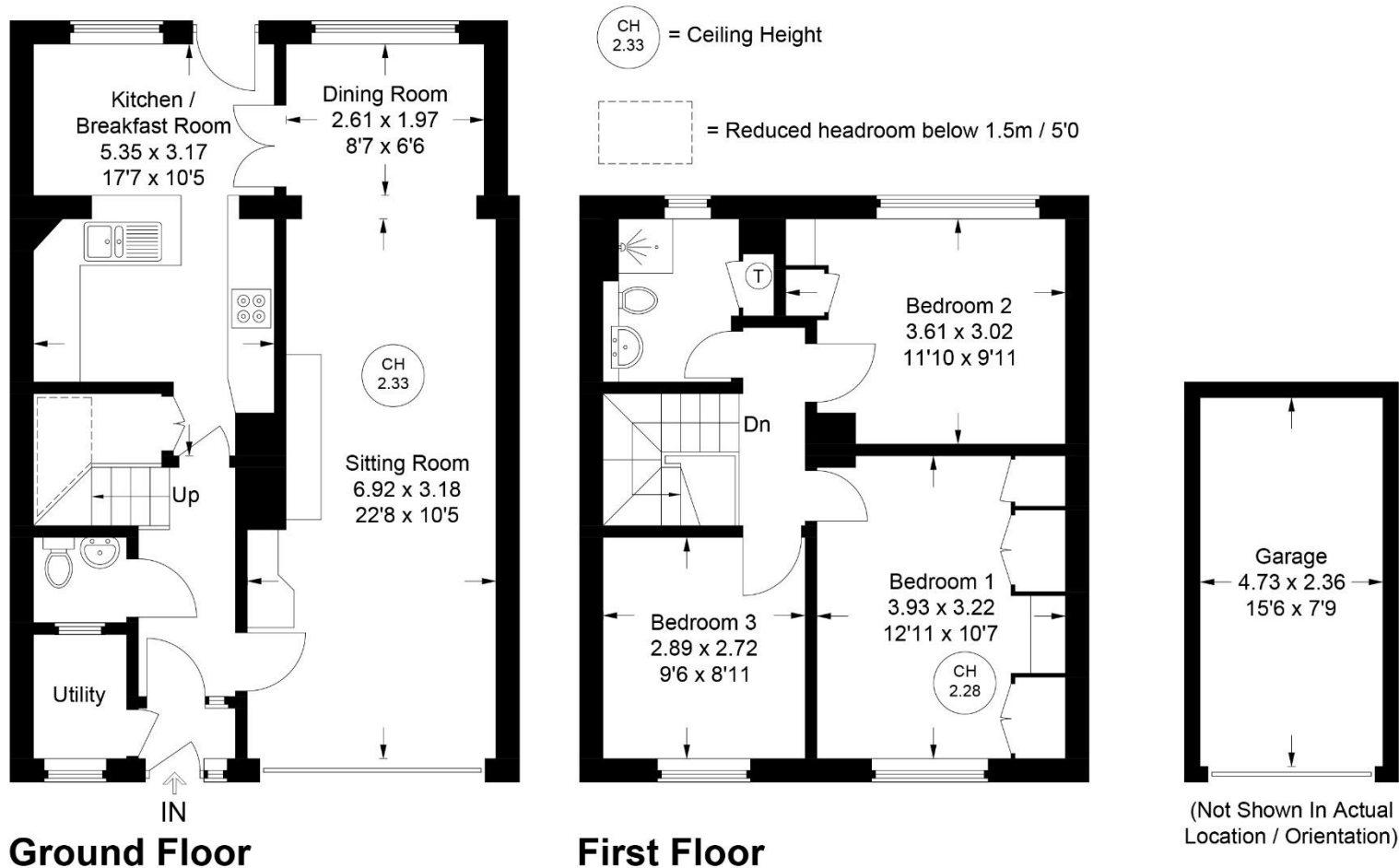
Council Tax Band: D

Tenure: Freehold

Ref: HTR2172

AWAITING EPC





Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

72 Winters Way, HP15 6YB

Approximate Gross Internal Area
 Ground Floor = 54.6 sq m / 588 sq ft
 First Floor = 41.3 sq m / 444 sq ft
 Garage = 11.2 sq m / 120 sq ft
 Total = 107.1 sq m / 1152 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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