



Estate Agents
Hurst

43 Orchard Way, Holmer Green, Bucks, HP15 6QU
Offers In Excess Of £600,000

43 Orchard Way, Holmer Green, Bucks, HP15 6QU

A rare opportunity to purchase this two bedroom, detached property that sits on an enviable and large level plot, that would appear to lend itself to significant expansion (subject to obtaining relevant planning permission). The property which is located in an extremely sought-after and central location within the popular village of Holmer Green could make a substantial and ideal family home, especially with its easy access to several village schools that have enviable reputations. The village of Holmer Green is also perfect for those looking to commute as it provides access into London via High Wycombe & Great Missenden train stations, as well as offering an underground service via the Met line at Amersham, all within 15 minutes drive of the property. The accommodation includes; spacious entrance hall, fitted kitchen/breakfast room with door to side access, large lounge, dining room, family bathroom and two double bedrooms. The property also benefits from; gas central heating, double glazing, large level plot with detached garage and driveway parking for several vehicles. There is no upper chain with this property and an early booking is highly recommended to avoid disappointment.



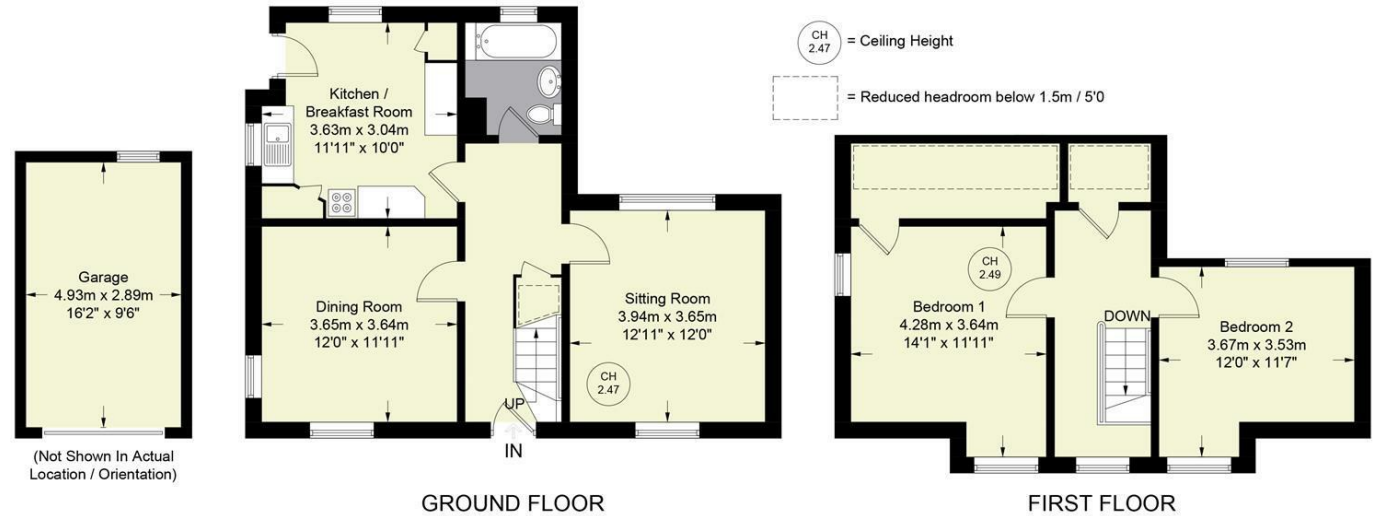
- NO ONWARD CHAIN
- LARGE LEVEL PLOT WITH POTENTIAL FOR EXPANSION (STPP)
 - DETACHED PROPERTY
 - SOUGHT-AFTER LOCATION
- DETACHED GARAGE & DRIVEWAY PARKING
 - POPULAR VILLAGE OF HOLMER GREEN
- CLOSE TO SCHOOLS AND LOCAL AMENITIES
 - EARLY VIEWING ADVISED
- DOUBLE GLAZED & GAS CENTRAL HEATING
 - COUNCIL TAX BAND E







Orchard Way
 Approximate Gross Internal Area
 Ground Floor = 606 sq ft / 56.3 sq m
 First Floor = 467 sq ft / 43.4 sq ft
 Garage = 154 sq ft / 14.3 sq ft
 Total = 1227 sq ft / 114.0 sq m



Floor Plan produced for Hursts 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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.