



Connells

Sheepcote Dell Road
Holmer Green High Wycombe

Sheepcote Dell Road Holmer Green High Wycombe HP15 6TL

for sale offers in the region of
£895,000



Property Description

A beautiful Norfolk Pink four-bedroom detached family home located in the village of Holmer Green offering ideal opportunity for anyone looking to add their own mark to their next family home. The property is situated on a generous plot of approx 0.25 of an acre.

To the ground floor the property comprises entrance hallway with stairs rising to the first floor, a downstairs cloakroom. To the front of the property is a living Room that's been extended to the side. A dining room to the rear further leads to a spacious conservatory and also accessed off the dining room is a fitted kitchen with a range of wall and base level units. To the first floor are four bedrooms, and two bathrooms. The rear garden is a generous size and offers huge scope for developing the current house subject to planning permission.

Holmer Green is a highly sought after village location with excellent schools, local amenities, parkland, and several country walks. Bus routes are also on hand with Amersham train station just a ten-minute drive away. Viewings are highly recommended.

Entrance Hall

Living Room

12' 2" max x 13' 9" max (3.71m max x 4.19m max)

Dining Room

8' 9" max x 15' 7" max (2.67m max x 4.75m max)

Kitchen

18' 2" max x 12' max (5.54m max x 3.66m max)

Landing

Bedroom One

11' 1" max x 13' 7" max (3.38m max x 4.14m max)

Bedroom Two

8' 5" max x 10' 8" max (2.57m max x 3.25m max)

Bedroom Three

9' max x 9' 2" max (2.74m max x 2.79m max)

Bedroom Four

13' max x 8' 9" max (3.96m max x 2.67m max)

Bathroom

9' 4" max x 8' 2" max (2.84m max x 2.49m max)

Bathroom Two

6' 5" max x 5' 6" max (1.96m max x 1.68m max)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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