



Keegan White
ESTATE AGENTS

5 School Close | £637,000



Features

- Village Location
- Three Double Bedrooms
- Double Length Garage
- Driveway Parking
- Scope to Extend (STPP)
- Top of Chain

Tucked away in a quiet cul-de-sac location in the village of Holmer green, this extended three bedroomed detached house is conveniently situated within walking distance of local shops and amenities and is being sold with no onward chain. The front door is approached from a covered open porch area and opens into the hallway with an internal door to the downstairs open plan accommodation and stairs to the first floor. The Living room is dual aspect with a window to the front and sliding doors leading to the rear garden. There is a utility cupboard and downstairs cloakroom off the living room. The dining area is a good size with window looking out to the garden and a doorway leads into the L-shape extended kitchen which has two sinks,

eye level integrated oven and separate grill, gas hob, extractor, plumbing for dishwasher and two windows to the front of the property. The Worcester boiler is fitted in the kitchen and is approximately five years old and has been regularly serviced. Upstairs the main bedroom over looks the front and has fitted wardrobes. The second bedroom is a large double that has been extended. The third bedroom has a good amount of fitted wardrobes and is a small double. There is a separate toilet with hand basin and a shower room with sink, radiator and airing cupboard with the immersion tank. The loft can be accessed on this floor, is fully boarded and has a fitted ladder.



Externally, at the front is a driveway, lawned area, access to the double length garage and a side gate with access to the private rear garden, with patio area, shrub borders, shed and mostly laid to lawn. Overall the property has been very well kept and is offered in good condition.

This traditional Chiltern village has a Common at its centre, with a host of local stores, shops and public houses all within walking distance of the property. The schools are a major draw to the area with Holmer Green First, Junior and Senior Schools maintaining good standards of education. The Holmer Green Sports Association provides Squash and Racketball facilities, as well as being a social hub, running numerous activities throughout the year. The village itself is located between the

towns of High Wycombe and Amersham both of which offer train links into London. There are a good range of local amenities within walking distance including a pharmacy, hair and beauty salon, local Spar convenience store and greengrocer, as well as good bus routes to High Wycombe and Amersham offering a wider range of High Street retailers and supermarkets.

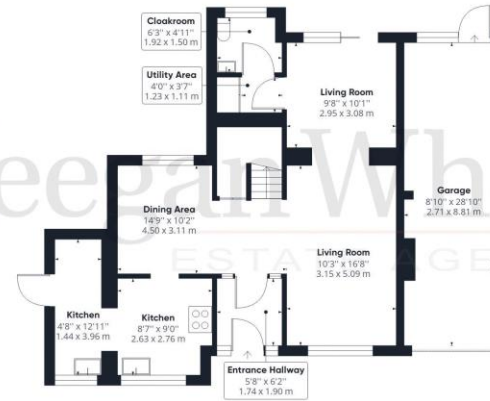
Additional Information to be Verified by a Solicitor:

EPC Rating D

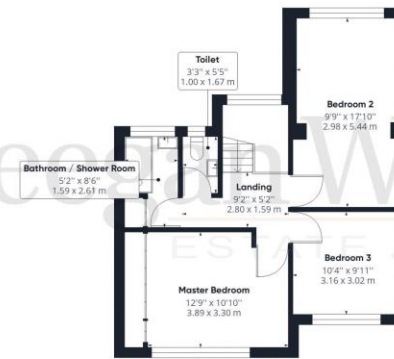
Council Tax Band F

Approximate internal space: 1505.58 sq ft / 139.87 sq m





Ground Floor



Floor 1

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