



Keegan White
ESTATE AGENTS

12 Oakengrove Close | £675,000



Features

- Cul-De-Sac Location
- Large Detached Property
- Generous Plot
- Scope for Remodeling
- Walk to Shops
- Two Garages

The front door opens into a small entrance lobby, with a secondary front door leading into the main hallway, with stairs rising to the first floor. To the ground floor, there is a bedroom to the front, a lounge/diner with patio doors to the garden, a kitchen/diner, large utility with side door to the garden, a guest cloakroom, and an 'L' shaped garage, that has a drop-down ladder an attic that is waiting for the next owner to convert. To the first floor, there are three bedrooms and the family bathroom.

Externally, there is a large amount of driveway parking and an additional garage that someone may also look to convert into habitable accommodation. The main garden is to the side with hedges to borders, a large vegetable patch, with lawn and patio to leading the rear where there is a shed and built in BBQ.

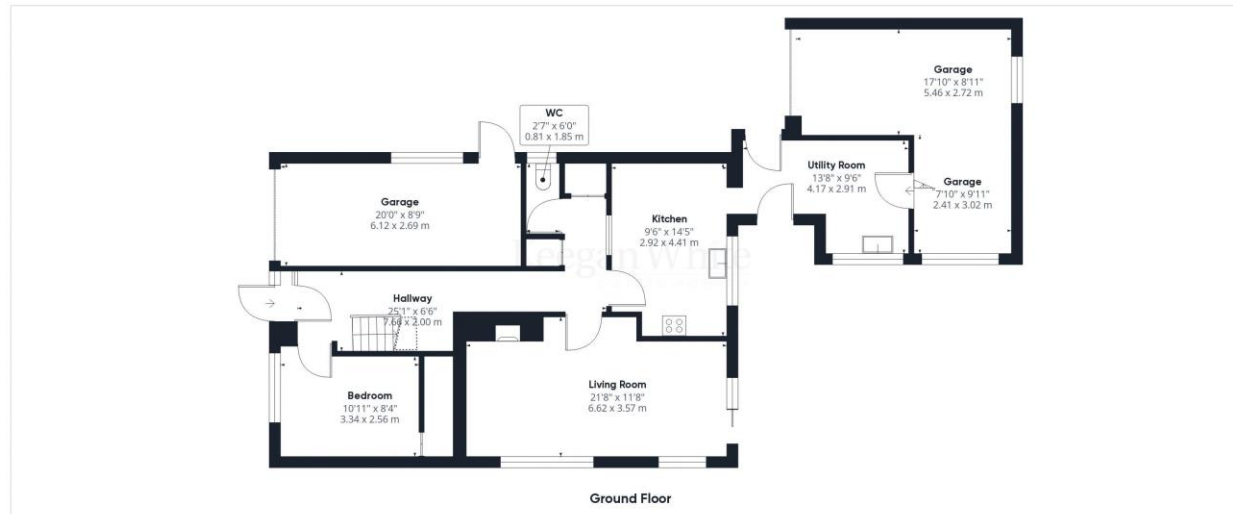


Situated close to the village amenities, the property is an excellent location that will draw interest from a variety of buyers. Holmer Green is a traditional Chiltern village with the Common at its centre. The village has a decent array of local shops, including a pharmacy, hair and beauty salon, local Spar convenience store and greengrocer, and public houses all of which are within level walking distance of the property. The Holmer Green Sports Association is a social hub running numerous activities throughout the year, and has squash and

racquetball courts, amongst other things. Schools are important to many buyers, and Holmer Green Junior and Secondary Schools are well regarded. The village itself is located between the towns of High Wycombe and Amersham both of which offer train links into London and have a wider array of amenities and facilities.

Council Tax Band:
G Energy Performance Rating: D (57)





Approximate total area⁽¹⁾
1896.91 ft²
176.23 m²

Reduced headroom
52.32 ft²
4.86 m²

(1) Excluding balconies and terraces

⌈ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk