



**Keegan White**  
ESTATE AGENTS

44 Beech Tree Road | £650,000





## Features

- Semi-Detached House
- Open Plan Kitchen / Dining / Living Room
- Fully Insulated Brick Built Workshop
- Three Bedrooms
- Driveway Parking
- NO ONWARD CHAIN

The front opens into an entrance porch leading into a hall with stairs to the first floor and door into the sitting room. The sitting room includes a feature non working fireplace and window to the front of the property. Beyond the sitting room is a dining / kitchen / living room with aluminium bifold doors onto the rear patio. The kitchen is newly fitted with a large array of cupboards, drawers, breakfast bar with storage beneath, a porcelain sink with mixer tap and integrated appliances inclusive of; a fridge, dishwasher, oven and induction hob with extractor over. The worktop is made of solid oak and provides ample worktop space making this kitchen ideal for cooking and entertaining. The living area includes a roof lantern and side windows along

with five bifold doors providing light into the area. Beyond the kitchen is a utility zone and step down into the ground floor cloakroom featuring a basin, toilet and window.

To the first floor is a large bedroom overlooking the front of the property with feature fireplace, fitted cupboards, and there is an additional cupboard with window to the front. There are two double bedrooms with windows facing out onto the rear garden and the landing includes an airing cupboard housing the hot water tank. The family bathroom includes a white suite comprising of; a bath with shower over, toilet, basin and window.





Externally to the front of the house are flowering beds and borders with parking and a driveway to the side providing more parking and access to the brick built workshop. The workshop is large and insulated throughout with new electrics, lighting, double glazed windows, and side door, giving any future owners the opportunity to convert the space, into a gym, home office, games room etc. The workshop also includes a loft space which is boarded with a drop down ladder. There is a patio directly accessible from the open plan living space with raised beds leading onto lawn area with established planting.

This traditional Chiltern village has a Common at its centre, with a host of local stores, shops and public houses. 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 and all are in walking distance. There are a good range of local amenities within walking distance including a duck pond, 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 and train links into London and further afield.

Property Information (to be verified by a solicitor)  
Council Tax Band: E  
EPC Rating: D (63)





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**Approximate total area<sup>®</sup>**  
1377 ft<sup>2</sup>  
128.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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