



18 Holmer Place, Holmer Green, Buckinghamshire, HP15 6TT

*A lovely bungalow, exclusively for the over 55's with two bedrooms and located on a quiet cul-de-sac in the sought after village of Holmer Green. No Onward Chain.*

Great Opportunity To Acquire This Semi-Detached Bungalow | Exclusively For The Over 55's | On-Site Warden/Manager With Direct Audio Contact With Each Bungalow For Extra Peace Of Mind, If Required | Two Bedrooms | Modern Fitted Kitchen | Modern Bathroom With Three Piece Suite | Lovely Living Room With French Doors To Garden | Gas Central Heating | Double Glazing | Driveway Parking | Private Garden With Gated Side Access | 24 Hour Emergency Pull Cord Security System | No Onward Chain |

This semi-detached bungalow, which comes to market with no onward chain, is set on this development specifically for the over 55's and being in Holmer Green village, making it a popular choice with the retirement market, as its close to the shops and local amenities. Holmer Place is a quiet cul-de-sac, which is well maintained and comes with an on site warden/manager and the property has a 24 hour emergency pull cord system. To the front of the property is a shingled driveway with a path leading to the front door. On entering the hallway, to the right is a modern shaker style kitchen fitted with wall and base units, integrated appliances and plumbing for a washing machine. There are two double bedrooms, one of which is currently used as a dining room. The fully tiled bathroom has a three piece suite comprising of a low level W.C., wash hand basin and bath with shower over. The living room is a good size and has French doors leading to a private garden, which has an initial patio, gated side access and then is mainly laid to lawn with a small shed. Other benefits include double glazing and gas central heating. These bungalows don't often become available, therefore it is advised to view this sooner rather than later.

**Price... £340,000**

**Leasehold**

Energy Efficiency Rating	
Current	Potential
More energy efficient - lower running costs	
A	B
B	C
C	D
D	E
E	F
F	G
Less energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epca.gov.uk	



## LOCATION

Level walk to village centre, only a few minutes away.... Selection of shops, pharmacy, greengrocer, hairdresser, newsagent, Spar convenience store and dentist.... A more extensive range of amenities are available at neighbouring Hazlemere including a supermarket, library and Doctors surgery.... Local common, pond and pubs all within the village.... Buses pass through the village serving High Wycombe (3 miles) and Amersham (4 miles) both providing fast London trains... Heathrow Airport (16 miles)... Three M40 access points are only a 15 minute drive.... Most of the village is surrounded by delightful Chiltern countryside....



## DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Holmer Green Road and proceed over the mini roundabout (second exit) into Sawpit Hill. At the brow of the hill turn right into Wycombe/Browns Road. On entering the village turn left into Parish Piece. Continue along and then turn right into Holmer Place. Continue along and the property will be found on the left hand side.



## ADDITIONAL INFORMATION

Our client has advised us that there is 64 years remaining on the lease and there is a yearly maintenance charge of £2160.

## COUNCIL TAX

Band D

## EPC RATING

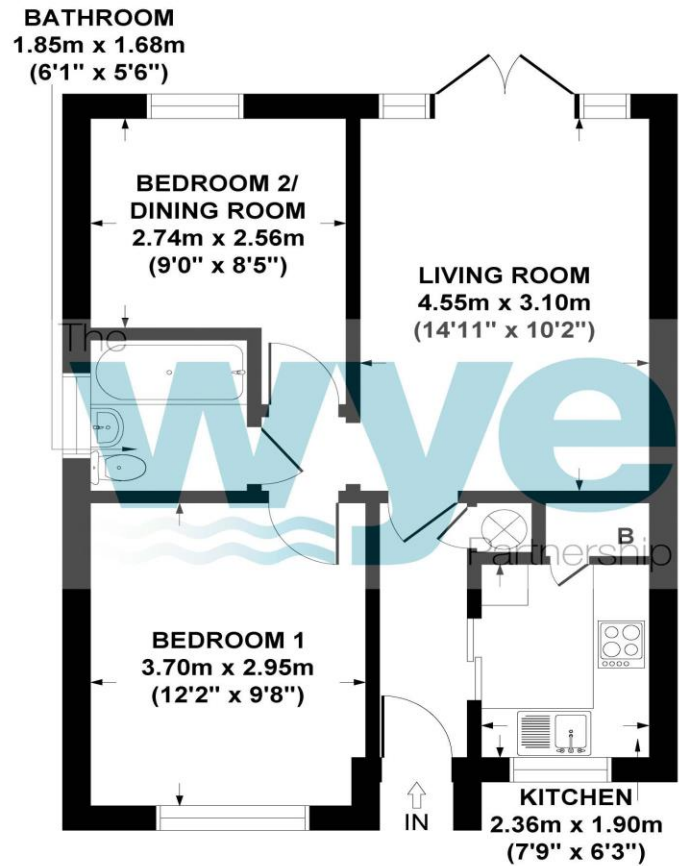
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## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



GROSS INTERNAL  
FLOOR AREA 48 SQ M / 521 SQ FT

**HOLMER PLACE, HOLMER GREEN, HP15 6TT**  
**APPROX. GROSS INTERNAL FLOOR AREA 48 SQ M / 521 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership