



62 Earl Howe Road, Holmer Green, Buckinghamshire, HP15 6QT

*A stunning four bedroom family house located in the sought after village of Holmer Green with a garage, driveway parking and amazing field views. No Onward Chain.*

Semi-Detached Family House | Original House Built In 1890 | Block Paved Driveway Parking | Integral Garage | Lovely Private Garden With Gated Side Access | Enclosed Porch | Entrance Hallway | Living/Dining Room | Open Plan Kitchen | Inner Hall | Utility/Cloakroom | Study/Playroom | Four Double Bedrooms | Family Bathroom | En-suite To Principal Bedroom | Double Glazing | Gas Central Heating | No Onward Chain |

A great opportunity to acquire this unique and fabulous semi-detached house, which was originally built in 1890 and due to subsequent extensions, has produced a spacious family house with amazing field views and comes to market with no onward chain. To the front of the house, is a large block paved driveway that leads to an enclosed porch, which provides access to the entrance hallway. There is a large dual aspect living/dining room, as well as a second reception, which is currently used as a study but could also be a children's playroom or even a downstairs bedroom. The open plan kitchen/breakfast room is a delight and has been fitted with modern wall and base units, integrated appliances, as well as a seating area. Downstairs is completed with a utility/cloakroom and an internal door leading to the garage. Upstairs, are four double bedrooms (three of which have built-in/fitted wardrobes), a family bathroom and an en-suite to the principal bedroom. The rear garden is mainly on the level, has an initial patio and then the majority is laid to lawn with mature borders, gated side access and a large timber shed/workshop with power and lighting, which can be utilised in different ways. Other benefits include double glazing, gas central heating and a large main loft, which is of a considerable size. All in all, a wonderful property that must be viewed!

**Price... £855,000**

Freehold

| Energy Efficiency Rating |         |           |
|--------------------------|---------|-----------|
|                          | Current | Potential |
| 20+ (A)                  |         |           |
| 19-20 (B)                |         |           |
| 18-19 (C)                |         | 75        |
| 16-18 (D)                |         |           |
| 15-16 (E)                | 50      |           |
| 13-15 (F)                |         |           |
| 1-12 (G)                 |         |           |

100 energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

www.epc.co.uk



## LOCATION

A short walk to the village parade of shops and amenities which include a Convenience Store, Pharmacy, Hairdressers, Cafe, takeaways and so much more.... Extensive range of shopping facilities at Park Parade, Hazlemere which includes a supermarket.... Community-oriented centre based around The Common featuring two Churches, village hall, village pubs and children's playground.... Good schools for children of all ages.... Catchment for the excellent Grammar Schools.... Three M40 access points within 10/15 minute drive.... Buses pass through the village serving Amersham and High Wycombe.... Fast trains to London from High Wycombe (3 miles) Great Missenden (3 miles) and Amersham (4 miles), which is on the Metropolitan line.... Open countryside on your doorstep!

## DIRECTIONS

From the Wye Partnership office at Hazlemere Crossroads proceed down Holmer Green Road (signposted Holmer Green). At the mini-roundabout take the second exit and ascend Sawpit Hill. Turn right at the brow of the hill (signed posted Holmer Green) into Wycombe Road. Proceed along this road, which in turn goes into Browns Road and then Pond Approach. At the crossroads (by the pond junction), just past the parade of shops, turn right into Earl Howe Road and continue along, where the property can be found on the right hand side identified by a Wye Partnership 'For Sale' Board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

E

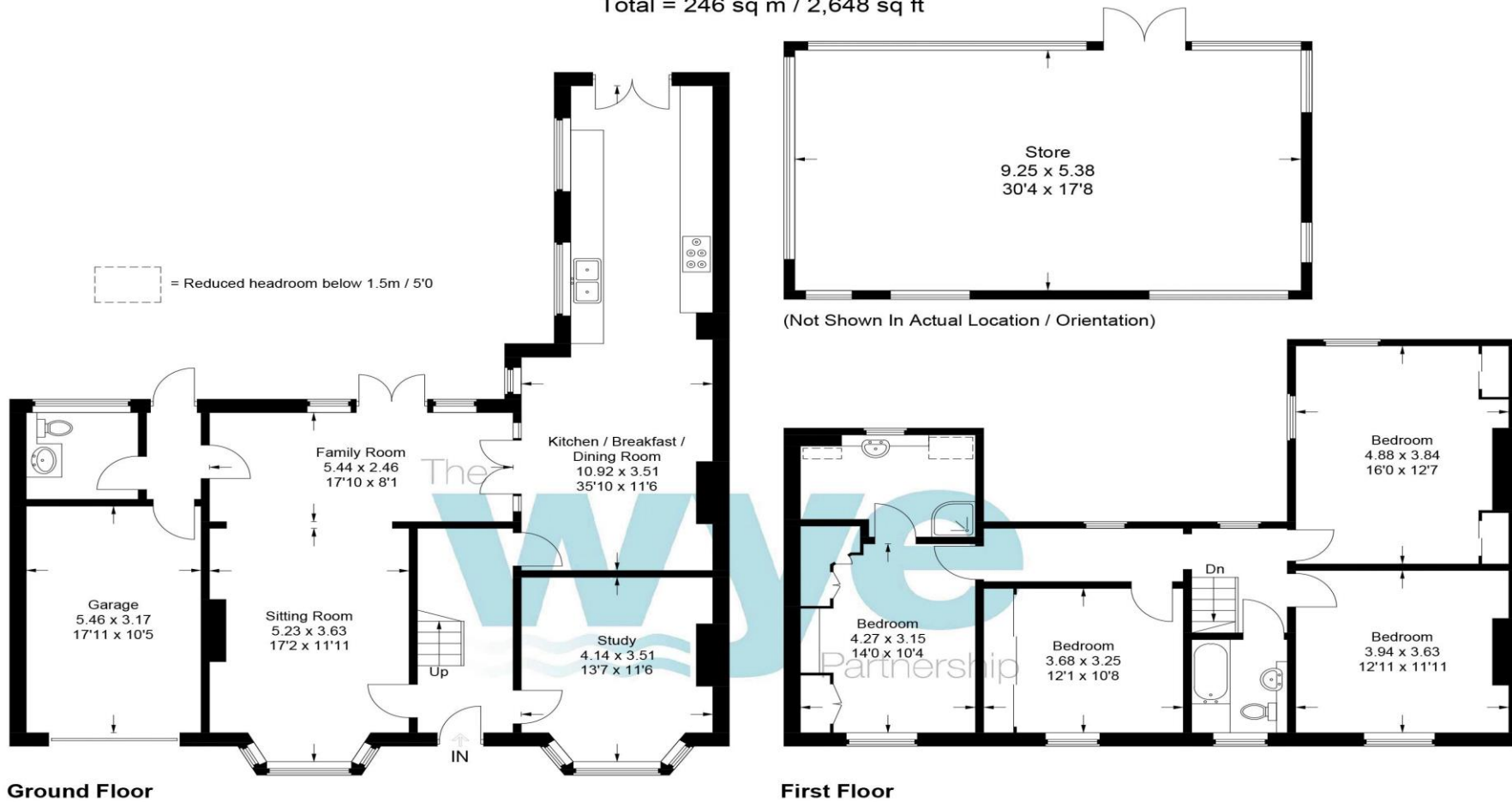
## MORTGAGE

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.*



**62 Earl Howe Road**  
 Approximate Gross Internal Area  
 Ground Floor = 113.8 sq m / 1,225 sq ft  
 First Floor = 82.3 sq m / 886 sq ft  
 Store = 49.9 sq m / 537 sq ft  
 Total = 246 sq m / 2,648 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership