



12a Orchard Park, Holmer Green, Buckinghamshire, HP15 6QX

*An imposing, detached, chalet bungalow located in a quiet Holmer Green cul-de-sac with a double garage and driveway parking. No Onward Chain.*

Detached Chalet Bungalow | Driveway Parking | Double Garage | Impressive Entrance Hall | Large Living/Dining Room | Kitchen Breakfast Room | Utility Room | Three Double Bedrooms | Dressing Room/Study/Bedroom 4 | Two Bathrooms | Private Garden With Gated Side Access | Double Glazing | Gas Central Heating | No Onward Chain |

This attractive, chalet bungalow comes to market with no onward chain, situated on a good size plot in Holmer Green and quite simply oozes curb appeal. The front garden is mainly laid to lawn with a block paved driveway and a double garage. There is an impressive entrance hall with striking wrought iron staircase leading to a minstrel style gallery. On the ground floor is a large L-shaped living/dining room with dual aspect window and patio doors. The property has three double bedrooms (two on the ground floor and one on the first floor). The first floor bedroom also has a dressing room/study/occasional bedroom 4, plus en-suite. The kitchen/breakfast room is fitted with wall and base units and there is a separate utility room and bathroom. The garden is private, on the level and stretches from the rear to the side of the property with a patio area, is then mainly laid to lawn and has gated side access. Other benefits include double glazing and gas central heating. A property such as this rarely becomes available, therefore early viewings are highly recommended.

**Price... £699,950**

Freehold

Energy Efficiency Rating		Current	Potential
<small>Best energy efficient - lower running costs</small>			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
<small>Not energy efficient - higher running costs</small>			
		C-1	B-3

England & Wales  
EU Directive 2002/91/EC  
www.cml.gov.uk



## LOCATION

In the heart of this popular Chiltern village... Village Common, Pond and Shops are less than a 5 minute walk... Further shops in nearby Hazlemere which includes supermarket, coffee shop etc... Local amenities include a pharmacy and dentist surgery... Doctors surgery and library in Hazlemere.... Catchment for the three Holmer Green Schools which cater for children of all ages... Catchment area for the excellent Grammar Schools... Holmer Green Sports Association with a wide range of sporting and social activities... Buses pass through the village serving High Wycombe (3 miles) and Amersham (4 miles)... 25 minute London trains from the High Wycombe and Underground train station from Amersham.... Three M40 access points about a 15 minute drive - M25 and M1 motorways easily accessible....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Holmer Green Road and continue along, until the mini roundabout, where you need to take the second exit onto Sawpit Hill. At the brow of the hill turn right into Wycombe Road and continue along into Browns Road. Before entering the village centre turn right into Orchard Way. Continue along and the road will bear left and Orchard Park will be seen as a turning on the right hand side. On entering Orchard Park the property will be found on the left hand side identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

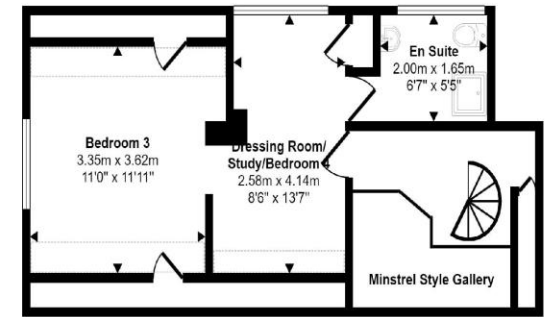
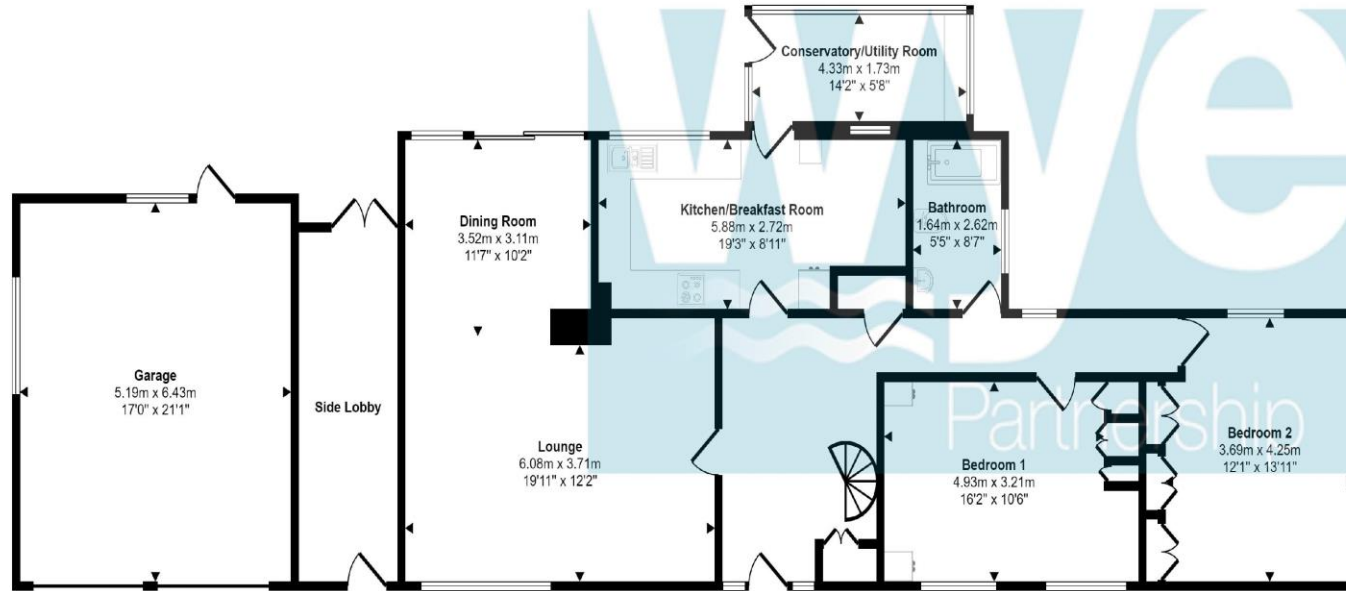
Band D

### MORTGAGE

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



Approx Gross Internal Area  
187 sq m / 2009 sq ft



Ground Floor  
Approx 154 sq m / 1654 sq ft

First Floor  
Approx 33 sq m / 355 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership