

46 Earl Howe Road, Holmer Green, Buckinghamshire, HP15 6PX

A lovely character family house situated in the popular village of Holmer Green, close to the village centre with its local amenities, village common and good schooling.

Character Semi-Detached House Close to The Village Centre | Driveway Parking | Entrance Hallway | Living Room With Open Fireplace | Open Plan Kitchen With Dining Area | Integrated Appliances | Cloakroom With Plumbing For Washing Machine | Three Double Bedrooms | Bathroom | Fully Boarded Usable Loft | Private Garden With Gated Side Access | Garden Office | Gas Central Heating | Double Glazing |

A fine, extended, semi-detached house that has a lovely, homely feel and presented to market in excellent condition and provides a generous amount of living space. There is an initial driveway with a lawn to the side, which leads up to the front door. From the hallway to your right, is a 'cosy' living room with an open fireplace and sanded floorboards that keeps to the character of the house. There is a modern open plan kitchen/dining room with gloss wall and base units, breakfast bar, range cooker, integrated dishwasher and ample space for a dining table. Towards the rear of the kitchen are French doors leading to the garden, as well as cloakroom with plumbing for a washing machine. Upstairs are three good size double bedrooms and a modern family bathroom that comprises of a low level W.C., wash hand basin and bath with shower over. The rear garden is private, with an initial patio area and is then mainly laid to lawn with a wood store, gated side access and garden office, which is insulated, double glazed and has power and Wi-Fi. The house itself is tastefully decorated throughout with gas central heating and double glazing. This is a property that must be viewed to be appreciated.

Price... Offers in Excess of £600,000

Freehold

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	92+		84
B	81-91		
C	69-80	72	
D	55-68		
E	39-54		
F	21-38		
G	1-10		
Less energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
www.cpcgl.com			



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 D

EPC RATING

C

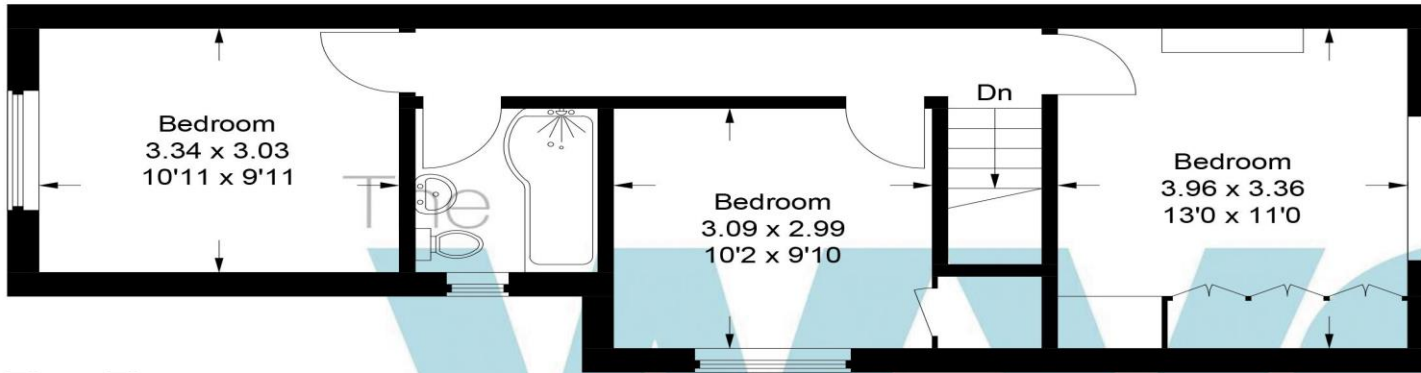
MORTGAGE

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

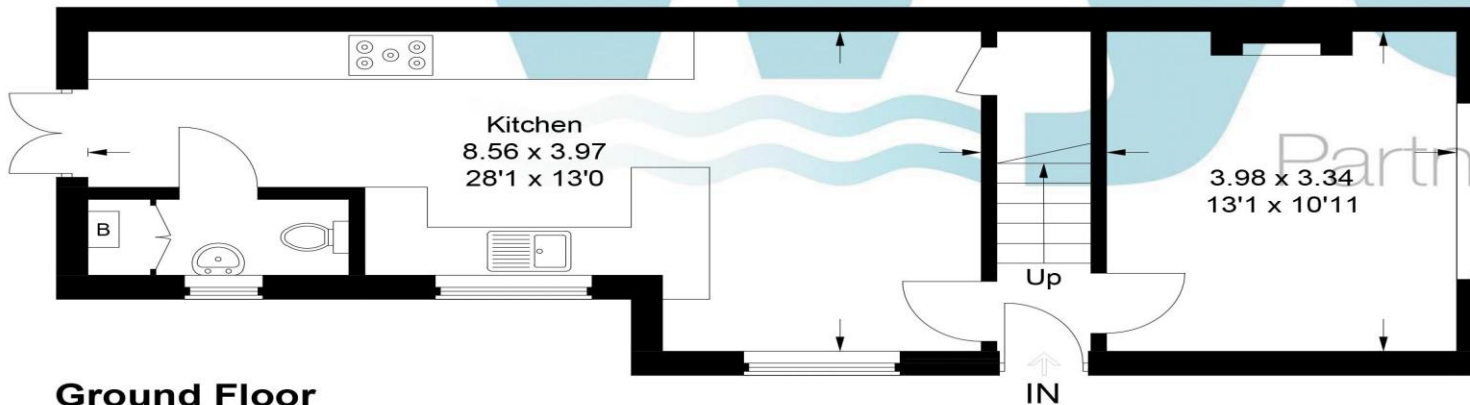


46 Earl Howe Road

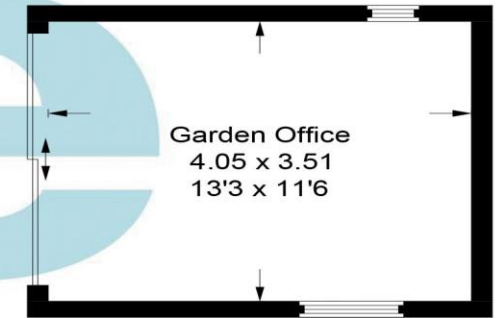
Approximate Gross Internal Area
Ground Floor = 47.5 sq m / 511 sq ft
First Floor = 47.2 sq m / 508 sq ft
Garden Office = 14.2 sq m / 153 sq ft
Total = 108.9 sq m / 1,172 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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.

© CJ Property Marketing Ltd Produced for wye

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership