

12 Forge Close, Holmer Green, Buckinghamshire, HP15 6PY

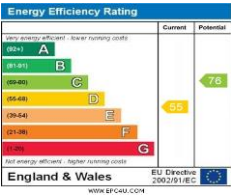
A fabulous, detached house, situated on a quiet cul-de-sac in the village of Holmer Green, close to the local shops and good schooling. No Onward Chain.

Detached Family House | Entrance Hallway | Large Living/Dining Room With Open Fireplace | Lounge/Family Room | Study/Playroom | Cloakroom | Kitchen | Utility Cupboard With Plumbing | Inner Hallway | Four Bedrooms | En-Suite Shower Room | Family Bathroom | Private Garden With Gated Side Access | Garage | Block Paved Driveway | Gas Central Heating | Double Glazing | No Onward Chain |

A fine, detached, Holmer Green house, which has been extended to provide spacious and extensive accommodation over both floors and has been well maintained, but could do with some modernising. To the front of the property is a block paved driveway leading to an integral garage, which has power and an internal door giving access to the house. There is an initial storm porch before entering a welcoming entrance hall, which leads through to a large dual aspect living room with open fireplace and a dining room to the front with a beamed vaulted ceiling. There is a separate family room with patio doors leading to the garden, as well as a separate study/playroom. The kitchen is fitted with wall and base shaker style units and Corian worktops, and there is a downstairs cloakroom off the inner hall, which has a door leading to the side of the house. Upstairs are four good size bedrooms, an en-suite shower room and family bathroom. Outside, to the rear, is a lovely private garden with an initial patio area and then mainly laid to lawn with a shed, greenhouse to the back and gated side access. Overall, this is a fantastic family home waiting for someone to put their own mark on it. Viewings are highly recommended.

Price... Offers in Excess of £600,000

Freehold



LOCATION

Sought after quiet cul-de-sac within walking distance of the village centre.... Local parade of shops include a convenience store and pharmacy.... Further shopping facilities in Park Parade, Hazlemere which includes a supermarket and coffee shops.... Bus route through village.... Three churches, village halls, pubs, children's playground and Common.... Local Doctors in Hazlemere.... Dental surgery in the village.... Good schools for children of all ages.... Catchment for the excellent Grammar Schools for boys and girls.... Three M40 access points within 10/15 minute drive.... Fast trains to London from High Wycombe (3 miles) Great Missenden (3 miles) and nearest London Underground station Amersham (4 miles).... Open countryside on your doorstep....

DIRECTIONS

From the office of The Wye Partnership at Hazlemere Crossroads proceed down Holmer Green Road (signposted Holmer Green). Go over the mini-roundabout, second exit and ascend Sawpit Hill. Turn right at the brow of the hill into Wycombe Road and proceed along this road, which in turn becomes Browns Road and then Pond Approach. At the crossroads junction, just past the parade of shops, turn right into Earl Howe Road and then take the first turning on the right into Forge Close. Continue along and the property can be found on the left hand side clearly identified by a Wye Partnership 'For Sale' Board.

ADDITIONAL INFORMATION

COUNCIL TAX

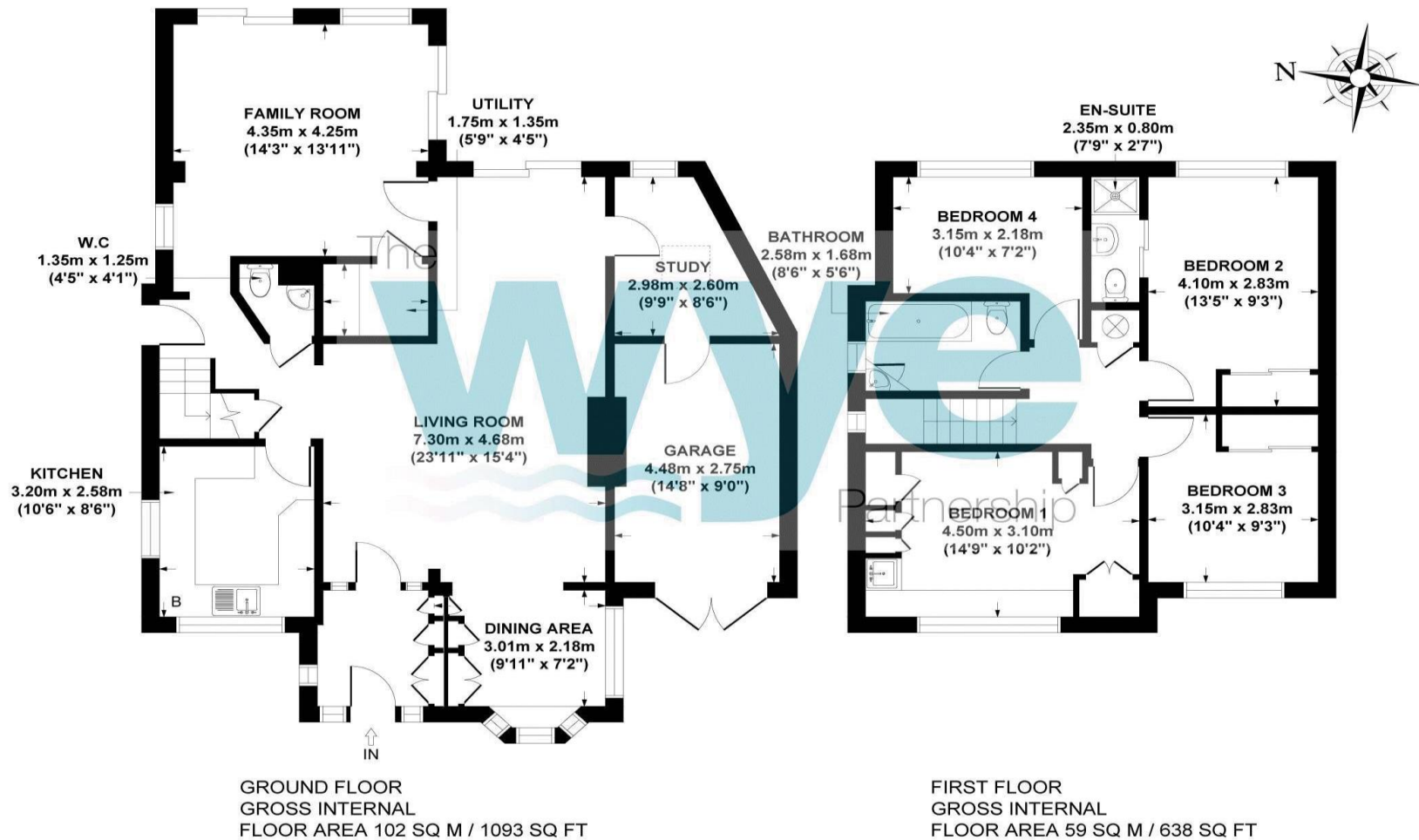
Band F

EPC RATING

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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.





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The **wye** Partnership