



6 Mulberry Court, Holmer Green, Buckinghamshire, HP15 6TF

*The Wye Partnership are pleased to offer this lovely, link detached family house situated on a quiet Holmer Green cul-de-sac with a garage and driveway parking.*

Detached Family House | Quiet Holmer Green Village Cul-De-Sac | Driveway Parking | Garage | Entrance Hallway | Living Room | Dining Room | Fitted Kitchen | Utility Room | Cloakroom | Conservatory | Three Bedrooms | Modern Family Bathroom Comprising A Four Piece Suite | Neutrally Decorated Throughout | Lovely Private Garden | Double Glazing | Gas Central Heating | Well Maintained Throughout |

The Lady Clementi Development is a much sought after area in Holmer Green, close to local amenities, a parade of shops and schools for children of all ages, all within walking distance. We have available, a well maintained, link detached house that has neutral decoration throughout with gas central heating and double glazing. The front of the house has driveway parking and provides access to the garage, and there is a storm porch just before entering the hallway. There is a light filled living room and a separate dining room, as well as a large conservatory with French doors leading to the garden. The kitchen is fitted with wall and base units, worktops, integrated appliances and overlooks the garden, plus there is a small utility room to the side, where the boiler is situated and back to the hallway there is a downstairs cloakroom. Upstairs are three good size bedrooms and a family bathroom comprising of a four piece suite. The rear garden enjoys a level patio and lawn, fenced with mature borders, a rear decking area and there is door access to the rear of the garage.

**Price... £599,950**

Freehold

| Energy Efficiency Rating                                   |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <small>Very energy efficient - lower running costs</small> |   |                         |           |
| (92+)  | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         |           |
| (55-68)  | D | 68                      | 84        |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <small>Not energy efficient - higher running costs</small> |   |                         |           |
| England & Wales  |   | EU Directive 2002/91/EC |           |
| <small>WWW.EPC4U.COM</small>                               |   |                         |           |



## LOCATION

Sought after quiet cul-de-sac within walking distance of the village centre.... Local parade of shops including 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. Continue past the parade of shops and then the pond and then turn right into Clementi Avenue. Take the second turning on the left into Mulberry Court, and the property can be found on the right hand.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

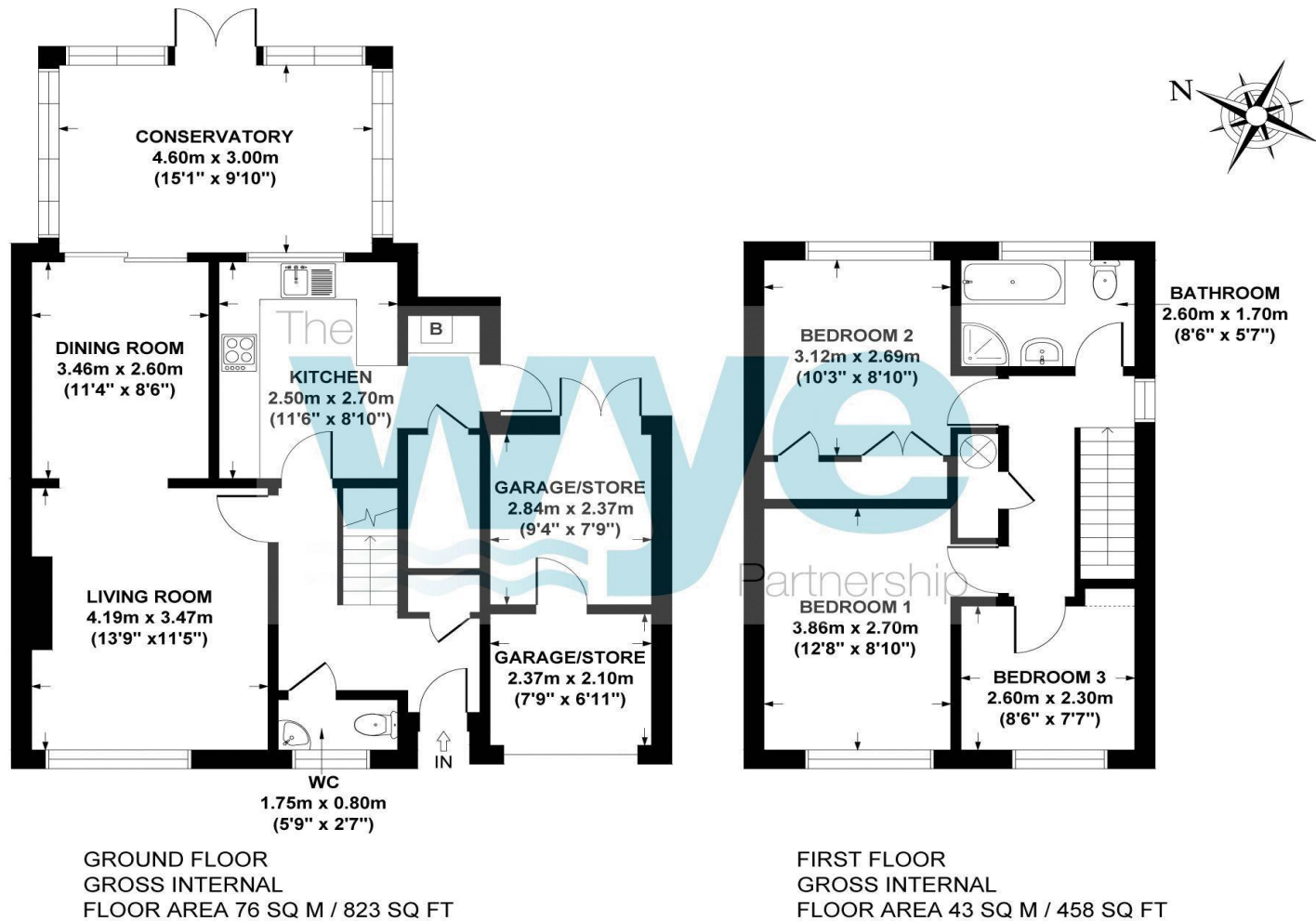
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## MORTGAGE

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.*





**MULBERRY COURT, HOLMER GREEN, HP15 6TF**  
**APPROX. GROSS INTERNAL FLOOR AREA 119 SQ M / 1281 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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