



4 Parish Piece, Holmer Green, Buckinghamshire, HP15 6SW

A striking, chalet detached home situated on a large plot in this popular village of Holmer Green.

Delightful & Imposing 1960's Built Chalet Detached | In Recent Years It Has Been Refurbished & Remodelled | Beautifully Presented Accommodation | Scope To Extend (STPP) | Gas Radiator Central Heating | Sealed Unit Double Glazing | Large Covered Porch | Entrance Hall | Large Bay Windowed Living/Dining Room | Contemporary Fitted Kitchen/Dining Room | Re-Fitted Cloakroom | Large Landing | Two Double Bedrooms | Large Eaves Areas, One With Potential To Convert Into an En-Suite | Luxury Family Shower Room | Attractive, Good Size Garden | In-Out Driveway With Lots Of Parking | Carport | Garage Converted Into A Home Office/Utility/Storage | Owner found! |

A most imposing, chalet detached home, on a good size plot, in the heart of this ever popular village; close to all the local amenities, including schools for children of all ages, Village pond, common and so much more. Built in the early 1960's and over the recent years has been subject of comprehensive refurbishment and refitting, which must be seen to be appreciated. The property is well presented throughout and offers scope to extend, subject to the necessary planning and comes with gas fired radiator central heating and sealed unit double glazing. Inside the property, there is an entrance hall, a stunning lounge/dining room, which was originally two rooms with French doors leading to the rear garden, a modern re-fitted kitchen/dining room with access to the rear garden, plus that all important re-fitted luxury cloakroom. To the upstairs, there is the main bedroom with walk-in wardrobe (ideal for conversion into an en-suite), a large second bedroom and a luxury re-fitted shower room. Outside, to the front of the property, is an impressive in-out driveway way, which provides ample car standing plus a carport to the side. To the rear, there is a large, level rear garden with two patio areas, garden shed and access to a home office/utility room, which was the original garage and has now been converted.

Price... £635,000

Freehold

Energy Efficiency Rating		Current	Potential
39-44	A		
34-38	B		31
29-33	C		
24-28	D		
19-23	E		
14-18	F		
9-13	G		

For energy efficiency, higher ratings are better.
England & Wales EU Directive 2002/91/EC
www.ePC-uk.com



LOCATION

Village Green a short walk and countryside nearby.... Village shops 2 minutes' walk... Catchment area for Holmer Green Infant and Junior Schools, plus catchment for Holmer Green Secondary, High Wycombe and Beaconsfield's Grammar/High Schools.... 10 Minute walk to Holmer Green Sports Association Club, with a range of sport and social activities.... Buses operate through Holmer Green to High Wycombe (3 1/2 miles) and Amersham (3 1/2 miles).... 33 minute London trains from the former, 37 minute trains from the latter.... Three M40 access points about 15 minutes....



DIRECTIONS

In an approach from the Hazlemere Office of Wye Residential, turn left at Hazlemere Crossroads into Holmer Green Road (signposted Holmer Green). Proceed over the mini-roundabout onto Sawpit Hill and turn second right in to Wycombe Road. Take the fourth turning left in to Parish Piece and the property will be found on the right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

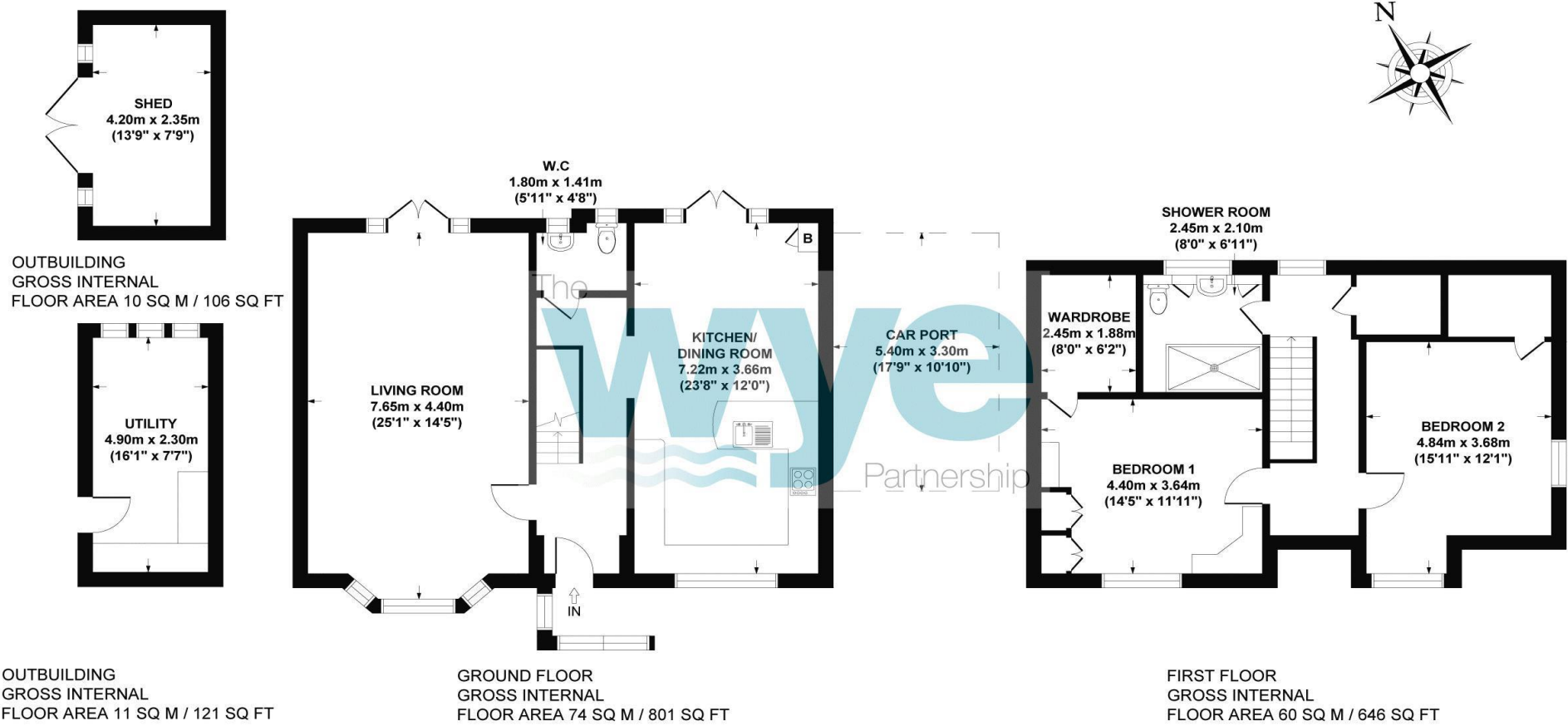
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MORTGAGE

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.





PARISH PIECE, HOLMER GREEN, HP15 6SW
APPROX. GROSS INTERNAL FLOOR AREA 155 SQ M / 1674 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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