



16 Wycombe Road, Holmer Green, Buckinghamshire, HP15 6RY

A large, well presented family home with flexible accommodation and a south facing garden, that really needs to be seen!

Deceptively Spacious, Extended & Improved Detached House | Flexible Living Accommodation | Plenty Of Additional Potential, If Required (STPP) | Reception Hall (Could Be A Study, if Required) | Lounge | Dining Room | Magnificent Kitchen/Family Room | Utility Room | Cloakroom | Four Bedrooms | Guest Room | En-Suite To The Ground Floor | Large Main Bedroom With Walk-In Wardrobe & En-Suite Bathroom | Contemporary Family Bathroom | Gas Fired Radiator Central Heating | Sealed Unit Double Glazing | Garage | Ample Parking, Plus Space For Parking A Caravan Or Boat | Amazing, Level, South Facing Rear Garden | No Onward Chain |

A well presented and deceptively spacious, extended, improved detached house with flexible living accommodation that needs to be viewed to be appreciated. Reception hall 16'3 x 13'7, which could be used as a study, 16'8 lounge, 12' dining room, 25'2 x 17'3 kitchen/dining/family room plus utility room and cloakroom. In total, the property has four bedrooms, which includes a ground floor guest bedroom with en-suite shower room and to the first floor, a large main bedroom with en-suite and walk-in wardrobe, two further bedrooms and a family bathroom. The property has gas fired radiator central heating and sealed unit double glazing. To the outside, there is ample parking to the front with garage and a large, south facing, mature garden to the rear, that is an absolute delight! No Upper Chain!

Price... £850,000

Freehold

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LOCATION

Sought after village...Within walking distance of the local village shops and amenities...Extensive range of shop and amenities at nearby Hazlemere...Village pond and common nearby...Friendly local community...Excellent local schools for all ages...Catchment for excellent Grammar schools...Fast bound London trains available from Amersham (3.5 miles) High Wycombe (3 miles) and Beaconsfield (5 miles)...Three M40 access points are within a 15 minute drive...M25 and M1 motorways are also easily accessible...Local bus service...Beautiful Buckinghamshire countryside on your doorstep...

DIRECTIONS

From the Hazlemere office of Wye Residential leave the crossroads along the Holmer Green road and at the mini roundabout continue into Sawpit Hill. At the brow of the hill turn right into Wycombe Road and the property will then be found on the right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

E

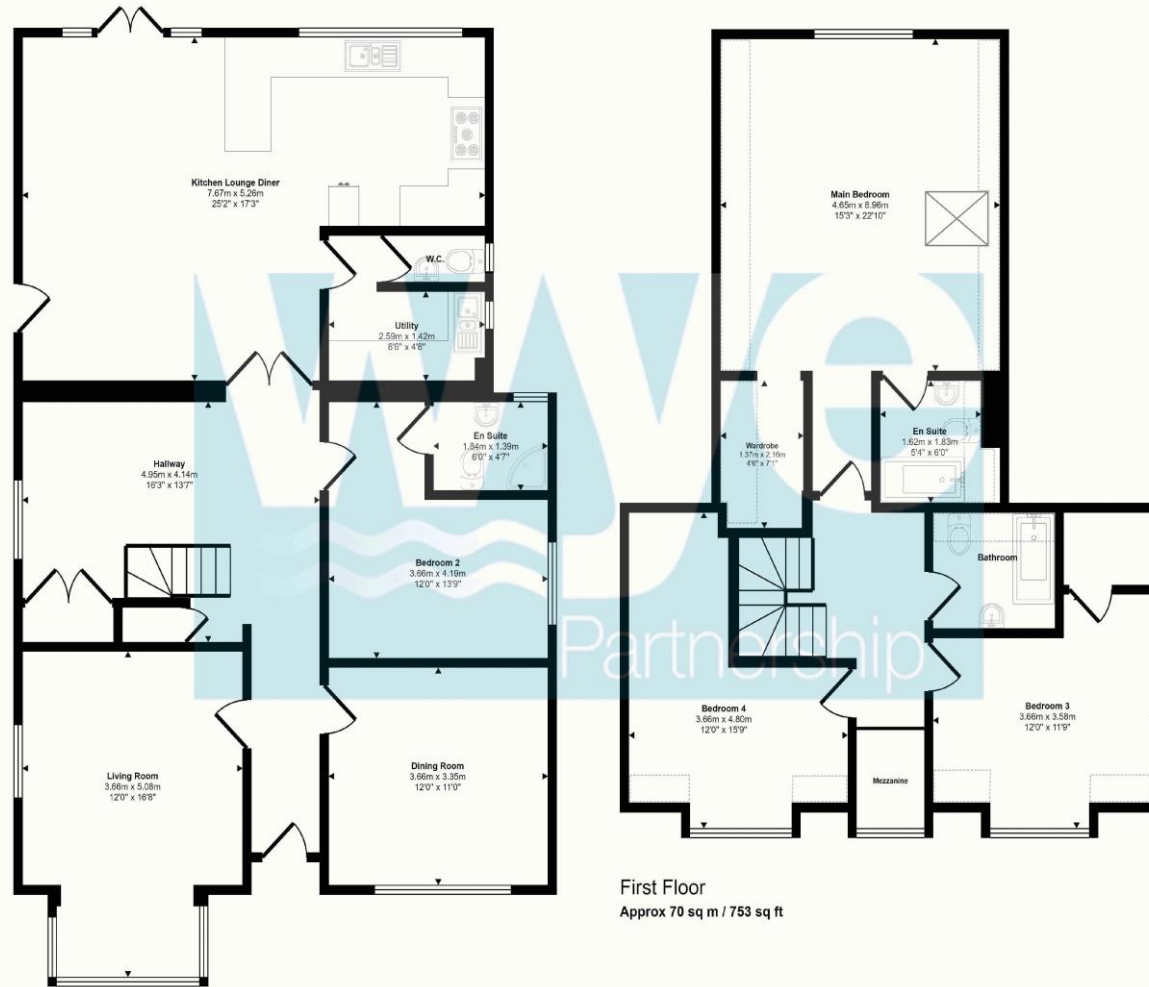
MORTGAGE

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.



Approx Gross Internal Area
177 sq m / 1909 sq ft



Ground Floor
Approx 107 sq m / 1156 sq ft

First Floor
Approx 70 sq m / 753 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