



11 Holmoak Walk, Hazlemere, Buckinghamshire, HP15 7RJ

A very well presented and maintained four bedroom family house, which has been extended by the current owners and is situated in Hazlemere, on a quiet walkway with a garage and parking.

Extended End Of Terrace House | Well Presented And Maintained Throughout | Single Garage | Four Parking Spaces | Beautiful Garden | Entrance Hallway | Cloakroom | Living Room | Dining Room | Kitchen | Study/Children's Playroom | Four Double Bedrooms | En-Suite To Principal Bedroom | Family Bathroom | Double Glazing | Gas Central Heating |

This exceptional, end of terrace house has been extended to provide a fabulous family home and is located on the much sought after Manor Farm Development, on a quiet walkway, which is mainly laid to lawn. There is an initial storm porch before entering into the hallway, where you will find the cloakroom to the right. A large dual aspect living room has patio doors leading to the garden and there is a separate dining room off the kitchen, which also provides access to the garden. The kitchen is fitted with shaker style wall and base units and there is a large study, which can also be used as a children's playroom. Upstairs, you will find the family bathroom and four very generous double bedrooms with an ensuite to the principal bedroom, which comprises of a four piece suite. The garden is immaculately presented with a manicured lawn, a patio immediately to the rear of the house and another patio to the side, which is a gorgeous suntrap. The rear gate leads to four parking spaces and the single garage, which has an electrically operated roller door to the front and rear door back to the garden. Other benefits include gas central heating and double glazing, which overall makes this a fabulous family home.

Price... £589,950

Freehold

| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient). | |
| A | B3 |
| B | |
| C | |
| D | |
| E | |
| F | |
| G | |

For more information, please visit www.efficiencyscheme.gov.uk

England & Wales

EU Directive 2002/91/EC

www.efficiencyscheme.gov.uk



LOCATION

Situated on the ever popular Manor Farm Development.... Local amenities include library, doctors and dentist.... Excellent local shops include Little Waitrose, Tesco Express, Asda Express, Co-op, pharmacy and restaurants.... Convenient for good local schools, which cater for all ages.... Catchment for the excellent Grammar Schools.... Close to local bus route to both High Wycombe and Beaconsfield.... Three M40 access points are little more than a 10/15 minute drive.... Fast London trains from High Wycombe (3 miles) Beaconsfield (4 miles) and Amersham Underground Station (5 miles)....

DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Penn Road towards Beaconsfield and take the second turning right into Rose Avenue. Take the first left into Elder Way, then follow the road along and round the bend, where the road becomes Ashfield Way. Shortly after the bend (before you get as far as Wellfield), you will find Holmoak Walk on the right. Then walk through Holmoak Walk and the property is located on the left hand side identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

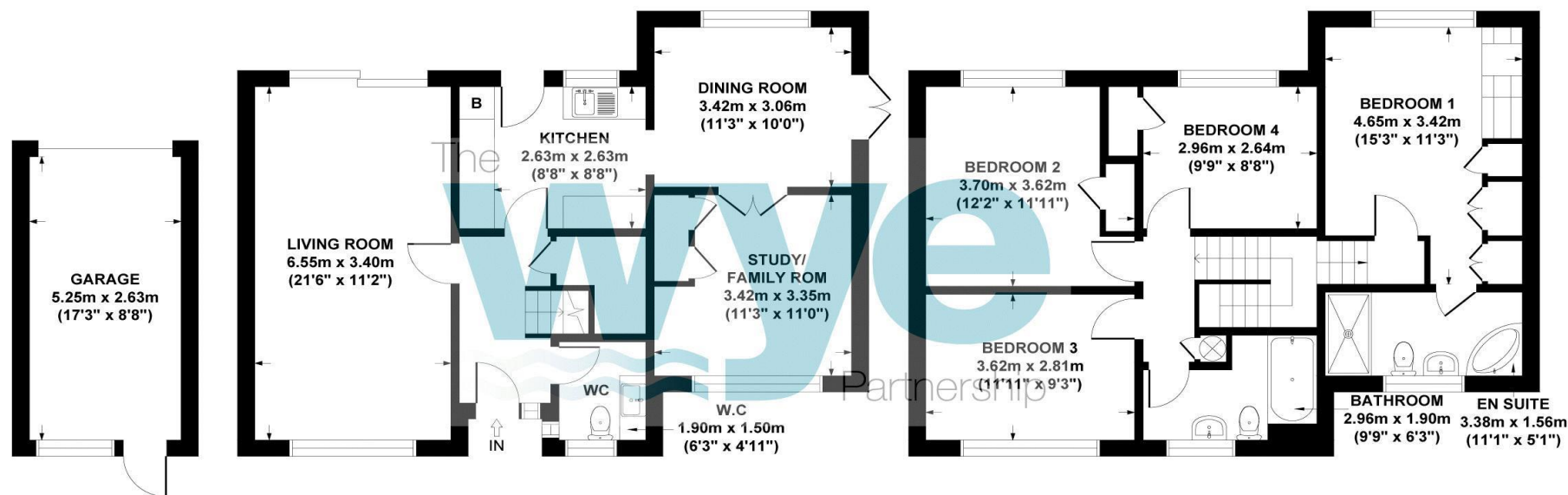
C

MORTGAGE

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

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.





GARAGE
GROSS INTERNAL
FLOOR AREA 14 SQ M / 149 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 66 SQ M / 711 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 67 SQ M / 724 SQ FT

HOLMOAK WALK, HAZLEMERE, HP15 7RJ
APPROX. GROSS INTERNAL FLOOR AREA 147 SQ M / 1584 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership