

41 Orchard Way, Holmer Green, Buckinghamshire, HP15 6QU

## *A delightful, chalet detached bungalow with large gardens, 2/3 bedrooms, 3 receptions and loads of scope!*

Originally Built In The 1950's | Extended & Improved | Scope To Extend Further (STPP), If Required | Deceptive Accommodation | Gas Fired Radiator Central Heating | Sealed Unit Double Glazing | Entrance Hall | Inner Hall | Large Living/Dining Room | Fitted Kitchen | Separate Dining Room/Additional Reception | Large Utility Room | Two/Three Bedrooms | Family Bathroom | Tandem Garage | Workshop/Garden Shed | Superb Mature Gardens Of Excellent Size | Large Frontage | Ample Parking | No Onward Chain |

Located in the sought after village of Holmer Green, is this charming, detached bungalow, which comes to market with no onward chain. The accommodation is deceptively spacious and comprises of an initial hallway with the majority of the rooms leading off, a superb large living/dining room with access to a conservatory, a separate dining room to the rear of the property, situated off the central located kitchen, which is supplemented by a huge utility room. Being a chalet detached bungalow, there are two bedrooms downstairs (one currently furnished as a living room), together with a spacious family bathroom. To the first floor is a loft room/third bedroom, which is approached via a staircase from the inner hallway. The property is double glazed throughout and has gas central heating. The property is very well presented throughout and offers scope for refurbishment, and potential to further develop/extend, subject to planning. Outside, the frontage is of excellent size and provides ample parking plus there is access to the tandem garage. The rear garden is a delight, level and mature with areas of lawn, mature shrubs and trees - must be seen!

# Price... £599,950

## Freehold

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales



## LOCATION

Quiet location.... Pretty and popular Chiltern village.... Village Common, Pond and Shops are a 5 minute walk.... Local village shops include a pharmacy and convenience store.... Extensive range of shopping facilities in nearby Park Parade which include a supermarket and cafe.... Open countryside nearby.... Catchment for the three Holmer Green Schools which cater for children of all ages.... Catchment area for the excellent Grammar Schools.... Buses pass through the village serving High Wycombe (3.5 miles) and Amersham (3.5 miles).... 25 minute London trains from the former and 37 minutes from the latter.... Three M40 access points about a 15 minute drive.... M25 and M1 motorways easily accessible....

## DIRECTIONS

From the Hazlemere branch of The Wye Partnership, at the mini-roundabout take the first exit onto Holmer Green Road and then at the next mini-roundabout take the second exit onto Sawpit Hill. At the brow of the hill, turn right into Wycombe Road and continue along as the road becomes Browns Road. Before the shops, turn right into Orchard Way, continuing as the road bears to the left and the property will be found a short distance along on the left hand side identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

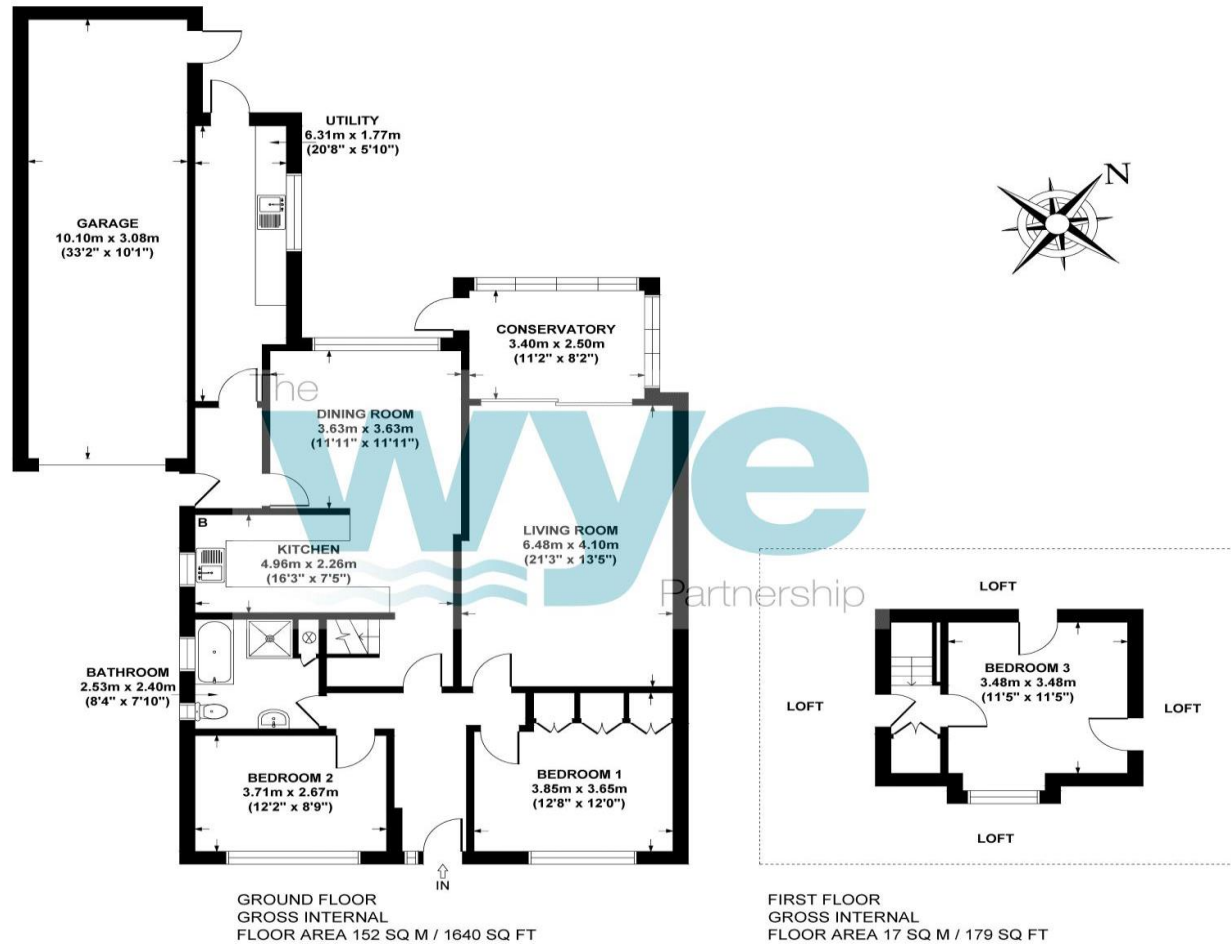
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## MORTGAGE

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.*





**ORCHARD WAY, HOLMER GREEN, HP15 6QU**  
**APPROX. GROSS INTERNAL FLOOR AREA 169 SQ M / 1819 SQ FT (INCLUDES GARAGE)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership