



11 Wycombe Road, Holmer Green, Buckinghamshire, HP15 6RX



*A delightful, three bedroom, detached bungalow offering scope for extension (STPP) and comes to the market with no onward chain.*

Delightful Detached bungalow | One Owner Family | Built In The 1950's | Well Presented Accommodation | Now Requiring General Updating & Refurbishment | Huge Loft Area With Scope For Conversion (STPP) | Scope To Extend (STPP) | Gas Fired Radiator Central Heating | Sealed Unit Double Glazing | Good Size Entrance Hall | Bay Windowed Living Room | Three Bedrooms | Family Bathroom | Kitchen/Breakfast Room | Large Frontage & Driveway | Detached Garage | Large, Private Rear Garden | No Upper Chain! |

Delightful, one owner, detached bungalow built in the 1950's and offering great scope for improvement and extension, if required, subject to planning permission. The property occupies a great position, close to the heart of this sought after village, with common, pond and a range of shops nearby. Currently the accommodation comprises; good size entrance hall, bay windowed living room, three bedrooms, a family bathroom, kitchen and rear porch. The property benefits from a huge loft space, which is ideal for conversion, subject to the necessary permissions, plus gas fired radiator central heating and sealed unit double glazing. Outside, to the front, there is a large frontage providing parking and access to the garage and to the rear, a large mature garden. No Upper Chain!

**Price... £620,000**

Freehold

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
A	85-91		83
B	79-84		
C	73-78		
D	69-72	64	
E	65-68		
F	59-64		
G	53-58		
Not energy efficient - higher running costs			

England & Wales  
EU Directive 2002/91/EC  
www.EPC.co.uk





---

## 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 straight over onto 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, clearly identified by a Wye Partnership 'For Sale' board.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

D

### MORTGAGE

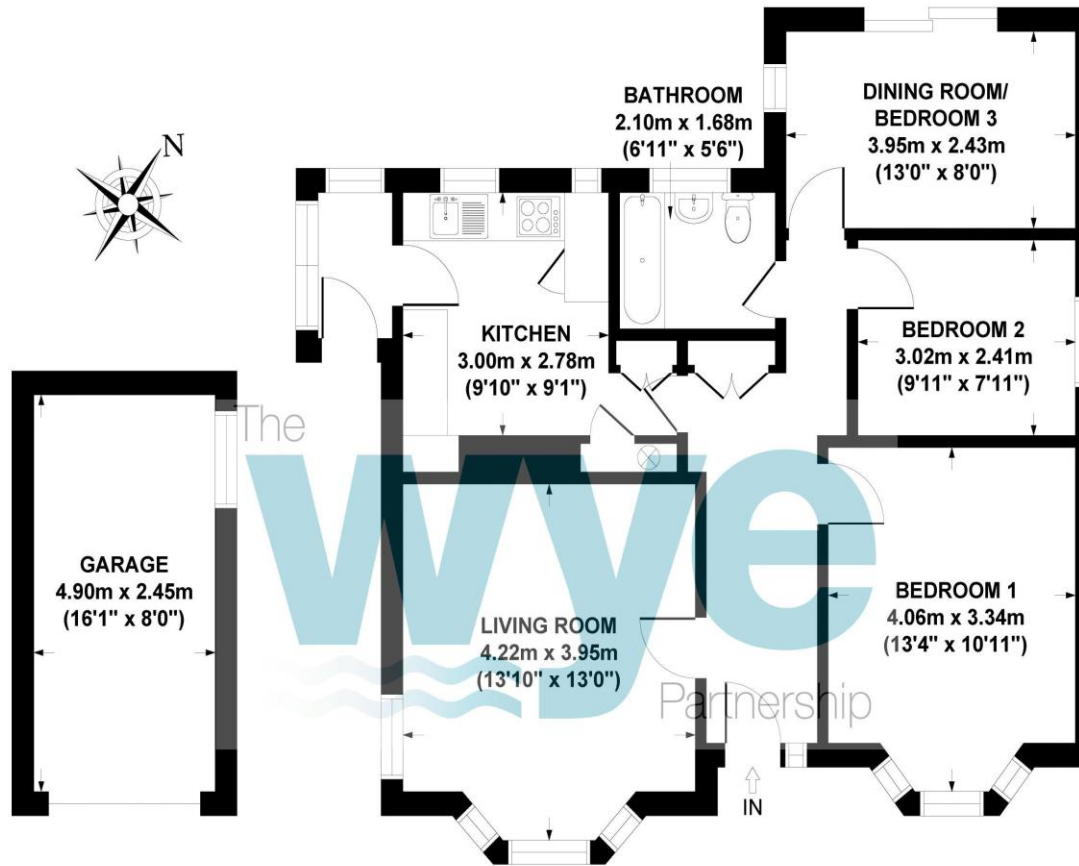
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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 12 SQ M / 129 SQ FT

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 76 SQ M / 818 SQ FT

**WYCOMBE ROAD, HOLMER GREEN, HP15 6RX**  
**APPROX. GROSS INTERNAL FLOOR AREA 88 SQ M / 947 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership