



17 Brimmers Hill, Widmer End, Buckinghamshire, HP15 6NN



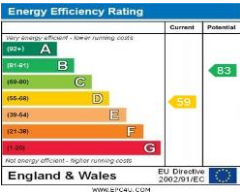
*Superb opportunity to purchase this amazing 3 bedroom, detached bungalow on a stunning 266ft plot that adjoins Widmer Fields.*

1930's Detached Bungalow | Good Overall Condition But Now Requiring General Modernisation & Updating | Scope To Extend (STPP) | Sitting On A Stunning 266ft Level Plot | Adjoins Widmer Fields To The Rear | Living Room | Dining Room | Kitchen | Rear Lobby | Cloakroom | Two Ground Floor Bedrooms | First Floor Main Bedroom & Family Bathroom | Gas Fired Radiator Central Heating | Sealed Unit Double Glazing | Large 'In - Out' Brick Paviour Driveway | 22'2" Garage | Two Brick Sheds/Workshops | No Onward Chain |

Sitting on a large plot that adjoins Widmer Fields to the rear, is this 1930's, detached, chalet bungalow offering scope for improvement and extension, subject to planning. The property has been well maintained over the years and features gas fired radiator central heating and sealed unit double glazing. In brief the accommodation comprises; entrance hall, living room with an outlook over the rear gardens, dining room with open access to the kitchen, rear lobby and cloakroom. There are two ground floor bedrooms (one could be used as an extra reception) and to the first floor the family bathroom and a double bedroom with views over the gardens. Outside, there is a brick paviour 'in-out' driveway, which provides parking for several vehicles and serves the large 22' 2 garage. The plot has a length of 266ft, with the rear laid mainly to lawn, enclosed by established hedging and has two brick outbuildings towards the rear boundary. No Upper Chain!

**Price... £625,000**

Freehold





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### LOCATION

Superb non estate position.... Sitting on a large 266ft plot adjoining Widmer Fields.... With the excellent Widmer End School only a few minutes' walk.... Benefits from the nearby excellent Park Parade Centre with a wide range of shopping facilities, pharmacy, cafe, take aways and so much more.... Catchment area for the Royal Grammar School, John Hampden Grammar School, Wycombe High and Beaconsfield High Schools.... Buses serve High Wycombe (2.5 miles) and Amersham (5 miles) with a 23 minute service to London from the former and 37 minute London service from the latter, Beaconsfield (5 miles) operates a 30 minute London service.... Three M40 access points are easily reached in a 10/15 minute drive and the M1 and M25 motorways are easily accessible.... Open Countryside virtually surrounds the bungalow....

### DIRECTIONS

In an approach from Hazlemere crossroads, leave via the Holmer Green Road (signposted Holmer Green). At the mini-roundabout turn left into Western Dene and continue to Brimmers Hill, where the property will be found on the left handside.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band E

#### EPC RATING

D

#### MORTGAGE

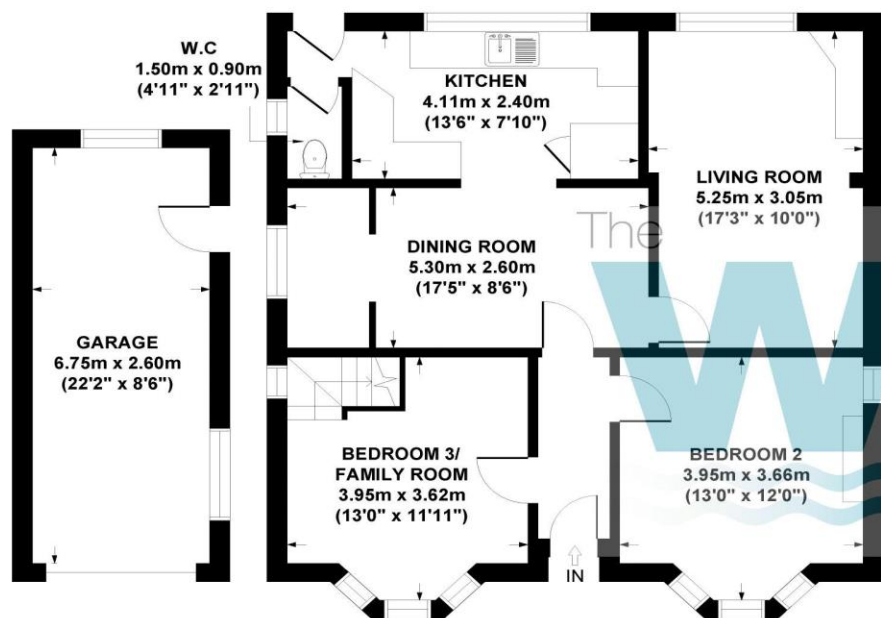
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

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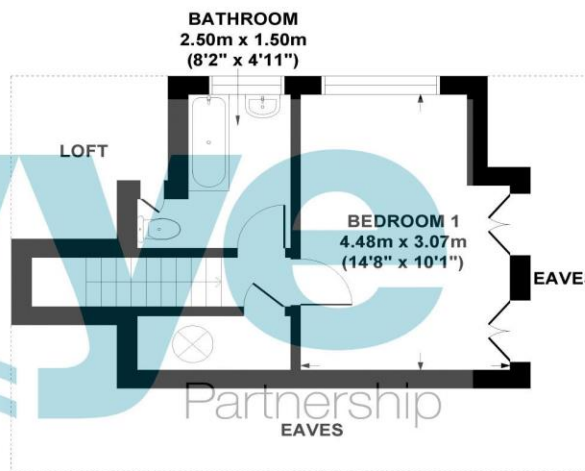




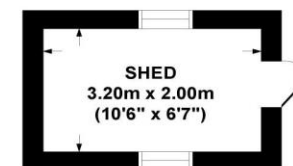


GARAGE  
GROSS INTERNAL  
FLOOR AREA 18 SQ M / 189 SQ FT

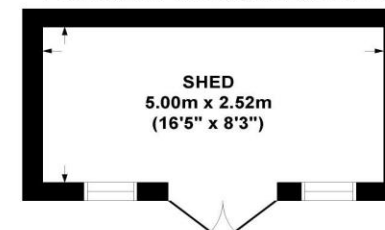
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 74 SQ M / 799 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 24 SQ M / 253 SQ FT



OUTBUILDING  
GROSS INTERNAL  
FLOOR AREA 6 SQ M / 69 SQ FT



OUTBUILDING  
GROSS INTERNAL  
FLOOR AREA 13 SQ M / 136 SQ FT

**BRIMMERS HILL, WIDMER END, HP15 6NN**  
**APPROX. GROSS INTERNAL FLOOR AREA 135 SQ M / 1446 SQ FT**  
**(INCLUDING GARAGE/OUTBUILDING)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership