

**44 Campbells Ride, Holmer Green, Buckinghamshire, HP15 6TQ**



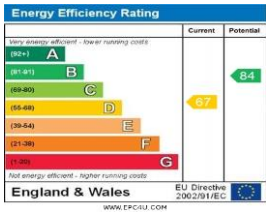
*A lovely family house, which has been extended to provide a considerable amount of living accommodation on the ground floor with a private garden and field views to the rear. Potential to extend STPP and No Onward Chain.*

Extended Family House | Entrance Hallway | Cloakroom | Large Living Room | Separate Dining Room | Kitchen/Breakfast Room | Three Bedrooms | Bathroom | Double Glazing | Gas Central Heating | Private Garden Backing Onto Fields | Garage | Potential To Extend Further (STPP) | No Onward Chain |

An extended, end of terrace house located on a quiet cul-de-sac in the much sought after village of Holmer Green, which has good schooling, local amenities and comes to market with no onward chain. On entering the property, there is an initial hallway with cloakroom and to the rear is the kitchen/breakfast room with fitted wall and base units and ample space for table and chairs. There is a large living room with feature electric fireplace and a separate dining room with a patio door leading to the garden. Upstairs are three bedrooms and bathroom, which comprises of a low level W.C., wash hand basin and shower. Outside to the front, it is mainly laid to lawn with a path leading to the front door. To the rear is a private garden, which has an initial patio, predominantly laid to lawn, gated side access and backing onto open fields. Other benefits include gas central heating, double glazing, a single garage and potential to extend further, subject to the usual consents.

**Price... £475,000**

Freehold





## LOCATION

A short walk to the village parade of shops and amenities which include a Convenience Store, Pharmacy, Hairdressers, Coffee Shop, takeaways and so much more.... Extensive range of shopping facilities at Park Parade, Hazlemere which includes a supermarket.... Community-oriented centre based around The Common featuring two Churches, village hall, village pubs and children's playground.... Good schools for children of all ages.... Catchment for the excellent Grammar Schools.... Three M40 access points within 10/15 minute drive.... Buses pass through the village serving Amersham and High Wycombe.... Fast trains to London from High Wycombe (3 miles) Great Missenden (3 miles) and Amersham Underground Station (4 miles), which is on the Metropolitan line.... Open countryside on your doorstep!

## DIRECTIONS

From the Wye Partnership office at Hazlemere Crossroads proceed down Holmer Green Road (signposted Holmer Green). At the mini-roundabout take the second exit and ascend Sawpit Hill. Turn right at the brow of the hill (signed posted Holmer Green) into Wycombe Road. Proceed along this road, which in turn goes into Browns Road and then Pond Approach. Continue past the parade of shops, passing the crossroads then turn right into Clementi Avenue and then second right into Campbells Ride and the property is located at the end of the road identified by a Wye Partnership 'For Sale' Board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

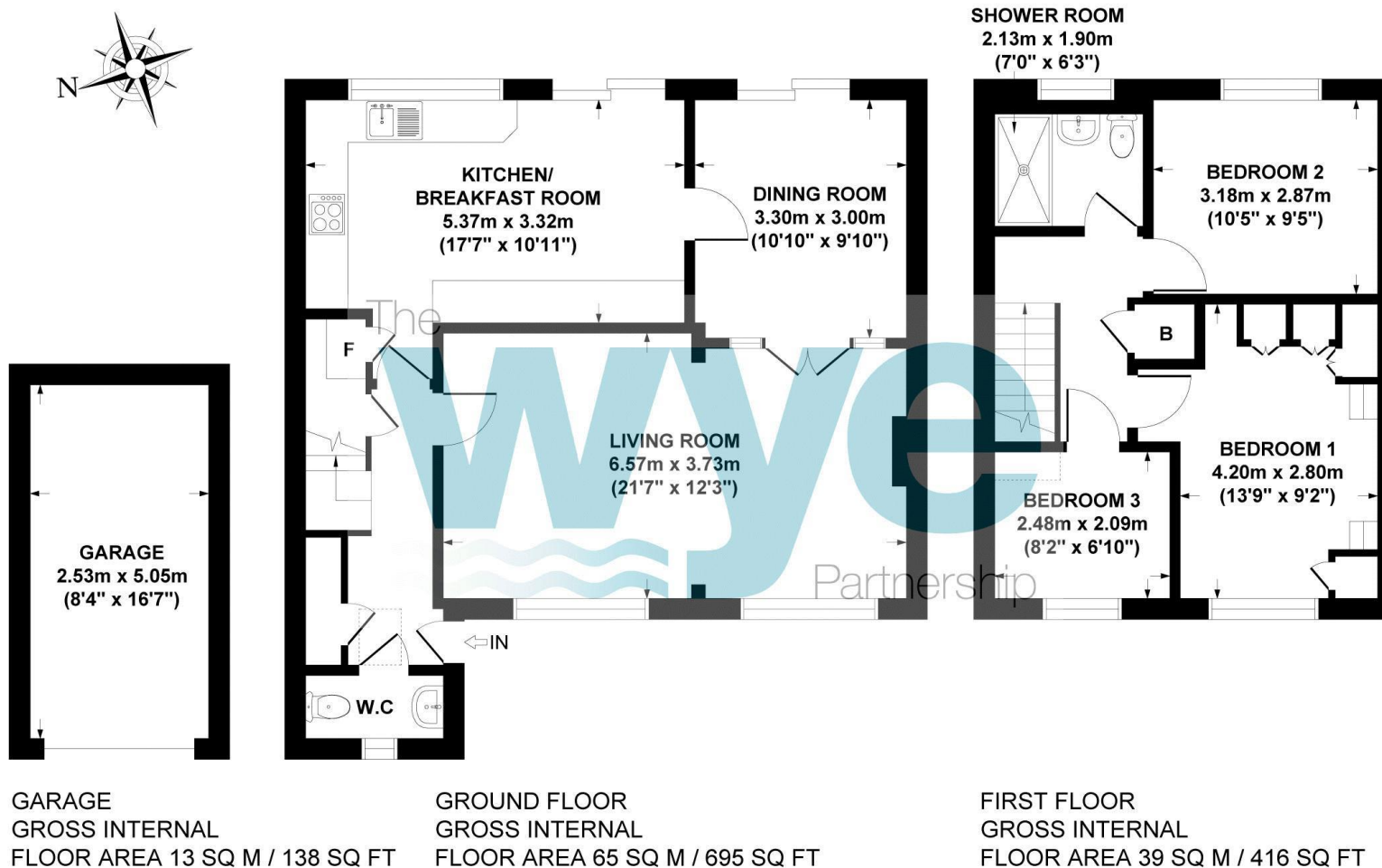
### EPC RATING

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*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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The **wye** Partnership