

8 Holmer Place, Holmer Green, Buckinghamshire, HP15 6TT



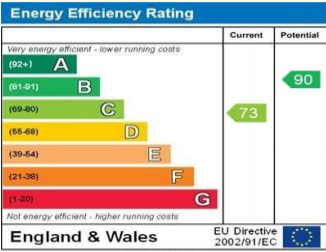
*A charming, semi-detached bungalow situated towards the end of a quiet cul-de-sac in Holmer Green.*

Great Opportunity To Acquire This Semi-Detached Bungalow | Exclusively For The Over 55's | On-Site Warden/Manager | 24 Hour Emergency Pull Cord System | Fitted Kitchen | Bathroom With Three Piece Shower Suite | Lovely Living Room With Feature Fireplace | Conservatory With Outlook Over The Garden | Two Bedrooms | Gas Fired Radiator Central Heating | Double Glazing | Private Garden With Gated Side Access | Long Lease |

Exclusively for the over 55's, is this lovely semi-detached bungalow, located in Holmer Green. The property has an initial storm porch leading through to an entrance hallway where you will find the loft hatch and coat cupboard. There are two bedrooms and a bathroom that has been fitted with a three piece suite comprising of a low level W.C., wash hand basin and shower. The living/dining room has a feature fireplace with French doors leading to a conservatory. The garden is on the level and is mainly laid to lawn with an initial patio, mature borders, sheds and a gated side access. Other benefits include a 24-hour emergency pull cord system, on-sit warden/manager, gas central heating and double glazing.

Price... £350,000

Leasehold





## LOCATION

Level walk to village centre, only a few minutes' away.... Selection of shops, dentist, pharmacy, greengrocer, hairdresser, newsagent and excellent convenience store.... A more extensive range of amenities are available at neighbouring Hazlemere including doctors, library, coffee shops and supermarket.... Local common, pond and pubs all within the village.... Buses pass through the village serving High Wycombe (3 miles) and Amersham (4 miles) both providing fast London trains.... Metropolitan Line Underground Station in Amersham.... Heathrow Airport (16 miles).... Three M40 access points are only a 15 minute drive.... Most of the village is surrounded by delightful Chiltern countryside....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Holmer Green Road and proceed over the mini roundabout (second exit) into Sawpit Hill. At the brow of the hill turn right into Wycombe/Browns Road. On entering the village turn, left into Parish Piece and continue along, turning right into Holmer Place. Follow the road along and the property will be found towards the end of the road.

## ADDITIONAL INFORMATION

Our client has advised us that there is a £2541 yearly service charge, which covers building insurance, gutter cleaning, maintenance of the communal grass areas, 24-hour emergency cord system and on-site warden/manager. The lease has 111 years remaining.

## COUNCIL TAX

Band D

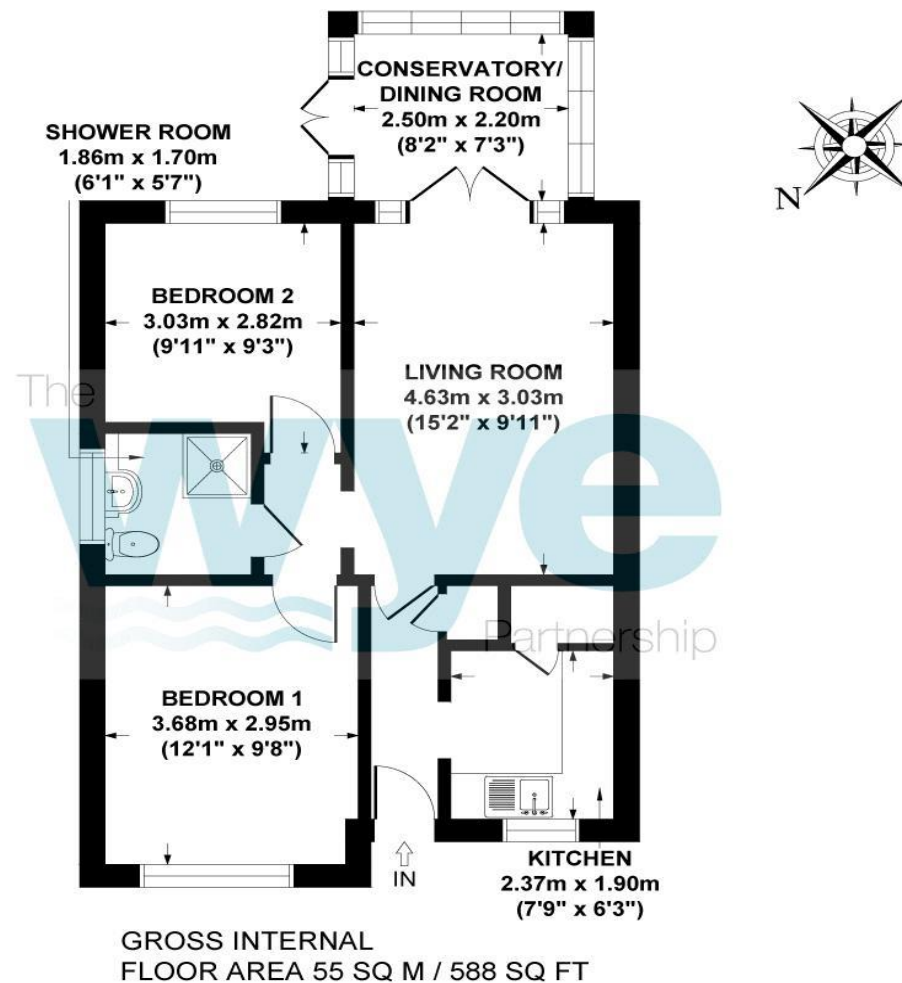
## EPC RATING

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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.*







**HOLMER PLACE, HOLMER GREEN, HP15 6TT**  
**APPROX. GROSS INTERNAL FLOOR AREA 55 SQ M / 588 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership