

Jeabob, 2 Penfold Lane, Holmer Green, Buckinghamshire, HP15 6XW

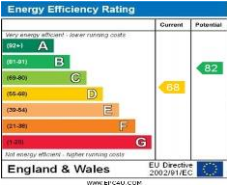
*Rarely do you find a property with that amazing garden you have always dreamed of, and this may well be it! A detached bungalow with the most stunning garden, which backs onto open fields and is situated in the much sought after village of Holmer Green. No Onward Chain.*

Originally Built In The 1960's | Extended To Provide Extra Living Accommodation | Potential For Further Extension And Loft Conversion STPP | Driveway Parking | Carport | Garage | Stunning Large Rear Garden Backing Onto Fields | Entrance Hallway | Two Double Bedrooms | Lounge/Dining Room | Kitchen/Breakfast Room | Bathroom | Double Glazing | Gas Central Heating | No Onward Chain |

Located in Holmer Green, is this extended, detached bungalow offering potential to extend further, as well as converting the large loft, subject to the usual consents. The showpiece of this property is the stunning garden, which expands to the edge of open fields and is mainly laid to lawn with a summerhouse, shed and gated side access through the carport. The front garden is well manicured with driveway parking, and as mentioned is gated to the side with a carport leading to a garage. Inside the property, is a light filled entrance hallway with two double bedrooms either side and a bathroom comprising of a low level W.C., wash hand basin and walk-in shower. The kitchen/breakfast room faces the garden and has door access to the side and the living/dining room has been extended and also has access to the garden via the patio door. Other benefits include double glazing and gas central heating and the property comes to the market with no onward chain. Rarely do you find a property with that garden you have always dreamed of - must be viewed to really be appreciated!

**Price... £675,000**

Freehold



## LOCATION

On the outskirts of this ever popular village yet just a short walk from the village, Common, Pond, choice of pubs and shops, which includes a convenience store and pharmacy, hairdressers, Take Aways, Coffee Shop and so much more.... Further local amenities in neighbouring Hazlemere to include Library, Doctors, Dentist, supermarket and more shopping facilities.... Village Pond and Common near-by.... Good village schools, which cater for children of all ages.... Catchment to excellent Grammar Schools.... High Wycombe (3 miles) with 25 minute London bound trains.... Amersham (4 miles) with Metropolitan Underground Station.... Three M40 access points are approximately 15 minutes' drive with the M25 and M1 easily accessible....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Holmer Green Road and at the mini-roundabout take the second exit, ascending Sawpit Hill. At the brow of the hill, turn right into Wycombe Road and continue along as the road changes name to Browns Road and then goes through the village. At the end of the road (with The Common on your left) turn right into Penfold Lane and continue along where you will find the property on the left hand side identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### 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.*

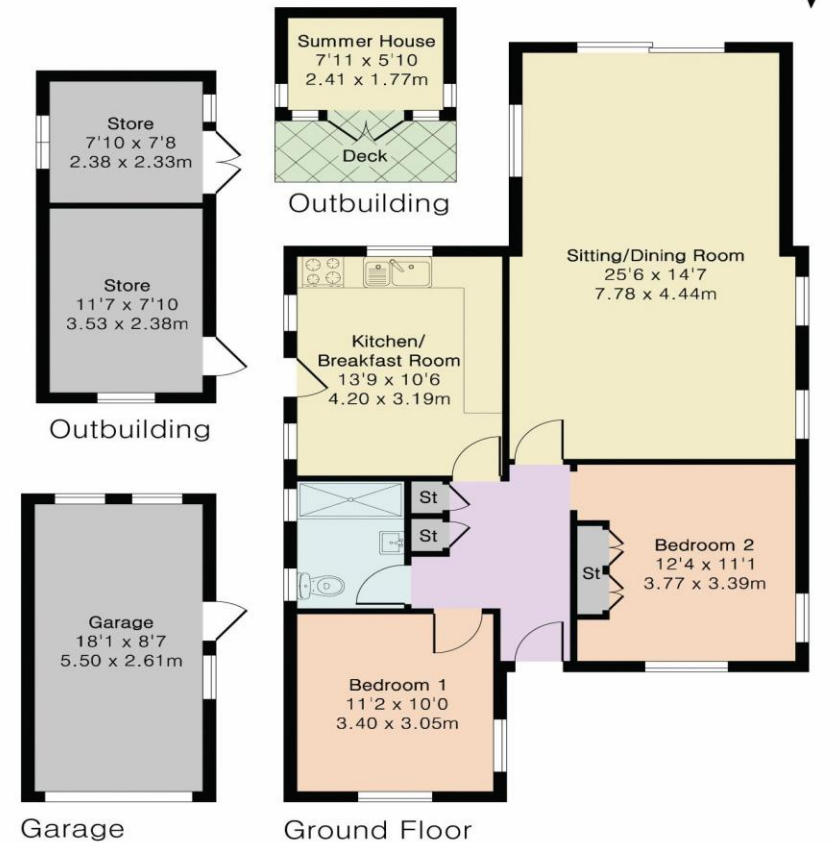


**Approximate Gross Internal Area 1248 sq ft - 115 sq m**

Ground Floor Area 894 sq ft – 83 sq m

Garage Area 155 sq ft – 14 sq m

Outbuildings Area 199 sq ft – 18 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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The **wye** Partnership