

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



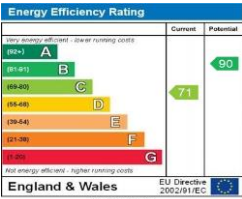
*A semi-detached bungalow, situated in the popular village of Holmer Green, on a quiet cul-de-sac and exclusively for the over 55's. No Onward Chain.*

Semi Detached Bungalow | Exclusively For The Over 55's | Entrance Hallway | Two Bedrooms | Refitted Shower Room | Living/Dining Room | Re-Equipped Kitchen | Lovely, Private Enclosed Garden | Gated Side Access | Double Glazing | Gas Central Heating | 24 House Emergency Pull Cord System | On Site Warden/Manager | No Onward Chain |

Holmer Place is a quiet cul-de-sac, exclusively for the over 55's and located in the popular village of Holmer Green. This semi-detached bungalow has been well maintained, recently redecorated and newly carpeted. The property has its own private garden with gated side access. The accommodation in brief comprises; entrance hall, re-equipped kitchen, new boiler, two bedrooms and a refitted shower room. There is also an attractive living/dining room with feature fireplace and patio doors that open to the private rear garden. Other benefits include gas central heating, sealed unit double glazing and no upper chain.

**Price... £329,950**

Leasehold





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## 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 and the property will be found towards the end of the close on the left hand side.

## ADDITIONAL INFORMATION

There is 61 years left on the lease and our client has advised us that there is an approx £198 per month service charge, which covers building insurance, gutter cleaning, maintenance of the communal grass areas, 24-hour emergency cord system and on-site warden/manager.

## COUNCIL TAX

Band D

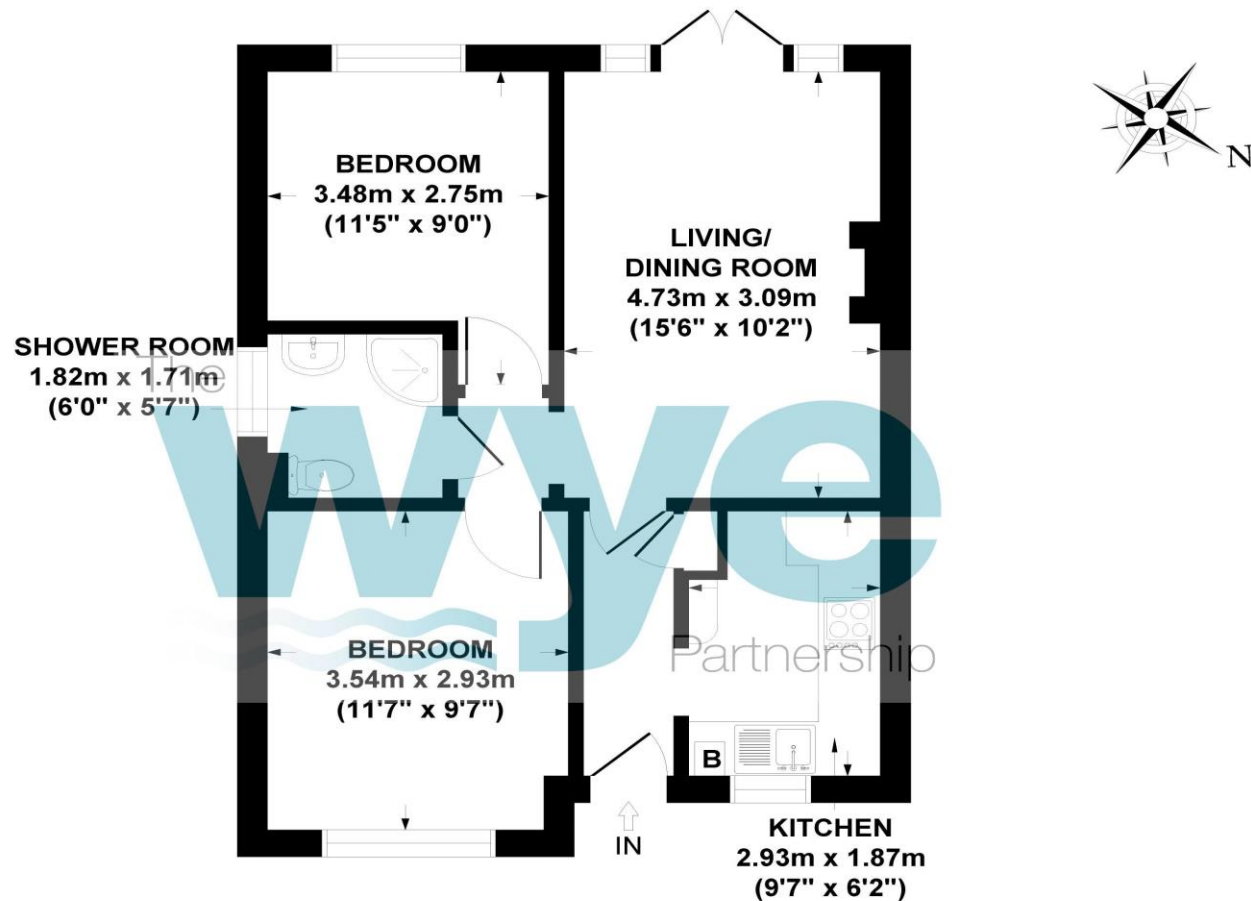
## EPC RATING

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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.*

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GROSS INTERNAL  
FLOOR AREA 49 SQ M / 522 SQ FT

**HOLMER PLACE, HOLMER GREEN, HP15 6TT**  
**APPROX. GROSS INTERNAL FLOOR AREA 49 SQ M / 522 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership