

11 Sheepcote Dell Road, Holmer Green, Buckinghamshire, HP15 6TH

A stunning, detached house built in 1960 and situated in the popular village of Holmer Green with driveway and garage. No Onward Chain.

Detached Family House | Built In 1960 | Modernised Throughout | Large Entrance Hallway | Living Room | Dining Room | Modern Kitchen | Conservatory | Three Bedrooms | Bathroom With Four Piece Suite | Driveway Parking | Private Rear Garden With Gated Access | Garage | Double Glazing | Gas Central Heating | Lovely Village Location | No Onward Chain |

Located in the popular leafy village of Holmer Green and only a short walk from local amenities, the village pond and the common, is this wonderful family home, which has been updated throughout and offers potential to extend, subject to planning permission. To the front of the house there is a gated shingled driveway with parking for several cars and a storm porch before entering the house. Once inside, a large entrance hall greets you with ample space for coats and shoes, and this leads through to an open plan living area with lounge to one side and dining room to the other. Off the lounge is a conservatory that oversees the private rear garden, and the kitchen has been refitted with grey gloss wall and base units, plus there is a downstairs cloakroom. Upstairs has a nice light filled landing and there are three good size bedrooms plus a beautiful family bathroom comprising of a low level W.C., wash hand basin, bath and separate shower. The garden has been landscaped and is mainly laid to lawn with an initial patio and another patio further along, and there is gated access leading to a single garage. Other benefits to this stunning family house include double glazing, gas central heating throughout and no onward chain.

Price... £639,950

Freehold

Energy Efficiency Rating		
	Current	Potential
From energy efficiency - better ratings costs		
A		63
B		
C	70	
D		
E		
F		
G		
For energy efficiency - higher ratings costs		
England & Wales		
EU Directive 2002/91/EC		



LOCATION

Part of this ever popular Chiltern village.... Local village shops include a convenience store and pharmacy.... Extensive range of shops at Park Parade in Hazlemere which include a supermarket and coffee shops.... A short walk to the Pond and Village Common.... Local amenities in nearby Hazlemere includes Doctors and Dentist.... Good village schools which cater for children of all ages.... Catchment for the excellent Grammar Schools.... High Wycombe and Amersham are only a short distance with a 25 minute London bound train from High Wycombe and the Metropolitan Underground Station from Amersham.... 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 and ascend Sawpit Hill. At the brow of the hill turn right into Wycombe Road and continue along through the village. Once past The Common turn right into Sheepcote Dell Road and the property can be found on the left hand side identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

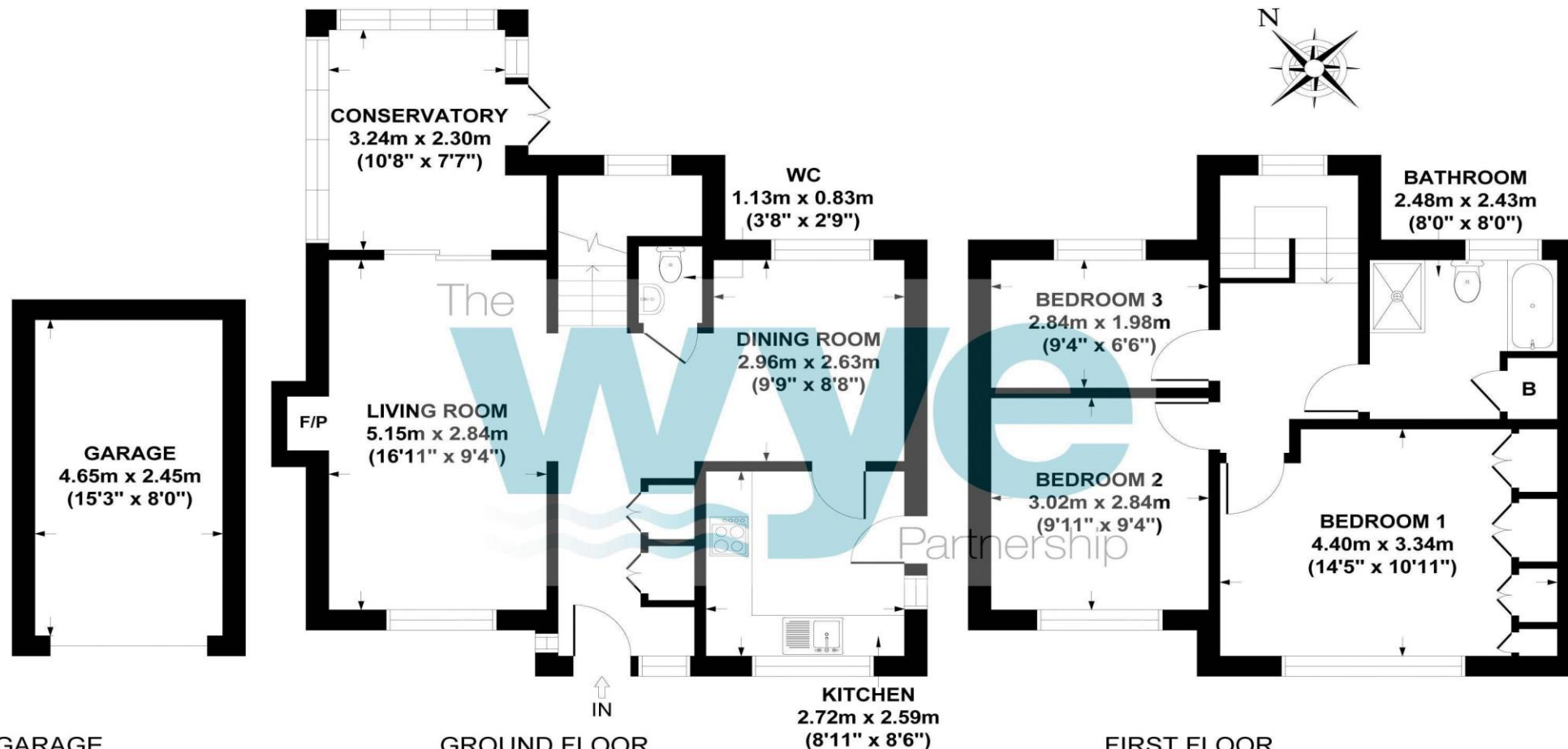
TBC

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.





GARAGE
GROSS INTERNAL
FLOOR AREA 11 SQ M / 123 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 53 SQ M / 568 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 43 SQ M / 466 SQ FT

SHEEPCOTE DELL ROAD, HOLMER GREEN, HP15 6TH
APPROX. GROSS INTERNAL FLOOR AREA 107 SQ M / 1157 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership