



42 Fox Road, Holmer Green, Buckinghamshire, HP15 6SE

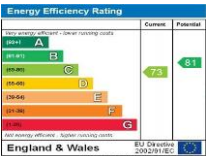
*An imposing and immaculately presented family home that has been sympathetically extended and modernised by the current owners, located on a quiet residential street in this popular village of Holmer Green. No Onward Chain.*

Link Detached Family House | Extended By Current Owners | Block Paved Driveway | Garage With Utility | Entrance Hallway | Open Plan Kitchen/Breakfast Room With Underfloor Heating | Living Room | Conservatory | Study/Kids Playroom/Fourth Bedroom | Three Further Bedrooms | Principal Bedroom With Ensuite And Walk-In-Wardrobe | Modern Family Bathroom | Cloakroom | Lovely Private Garden With Gated Side Access | Gas Central Heating | Double Glazing | No Onward Chain |

This stunning, link-detached house has been extended and updated throughout to provide a wonderful family home with over 1800 sqft of accommodation, over two levels and situated in Holmer Green, close to good schooling and local amenities. There is a large welcoming entrance hall with Karndean flooring that stretches into the 21ft living room, and from here patio doors provide access to the conservatory. The open plan kitchen/breakfast room is an excellent size and is fitted with wall and base units, quartz worktops, range cooker, plumbed American fridge/freezer, integrated dishwasher, underfloor heating and ample space for a dining table. Off the hallway is a cloakroom, as well as an integral door to the garage, which is larger than an average and in here you will find a utility area, gas boiler, mega-flow system and electric up-and-over door. There are four bedrooms to choose from and the principal bedroom benefits from a modern ensuite and walk-in-wardrobe. The other three bedrooms are all doubles, with two of them having fitted wardrobes, and the other is currently being used as a study/sitting room but could also be utilised as a children's playroom. There is a modern family bathroom on the first floor, which comprises a low level W.C., wash hand basin, bath and separate shower cubicle. To the outside, at the front of this property is a block paved driveway and gate access to the rear garden. The rear garden is private and on the level with two patio areas, two sheds and laid partially to lawn. A lovely property and a viewing is highly recommended.

**Price... £650,000**

Freehold



## LOCATION

Sought After Holmer Green Village.... Close To Local Shops In The Village.... Extensive Range Of Shopping Facilities In Near-By Park Parade, Which Includes A Supermarket, Pharmacy, Coffee Shops And Much More.... Local Amenities Include Doctors, Dentist And Library.... Catchment For Good Village Infant, Junior and Senior Schools.... Catchment For The Excellent Boys And Girls Grammar Schools.... Catchment For Private Schools In The Area.... Buses Pass Through The Village Serving High Wycombe (3 miles) And Amersham (4 miles).... 25 Minute Trains To London From High Wycombe Station.... Metropolitan Line Underground Station In Amersham.... M40 Access Points Within A 15 Minute Drive....

## 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. Continue along, as the road name changes to Watchet Lane and then take the first turning on the right into Harries Way. Continue along and then take the first right turn into Fox Road, where the property can be found on the right hand side identified by a Wye Partnership 'For Sale' Board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

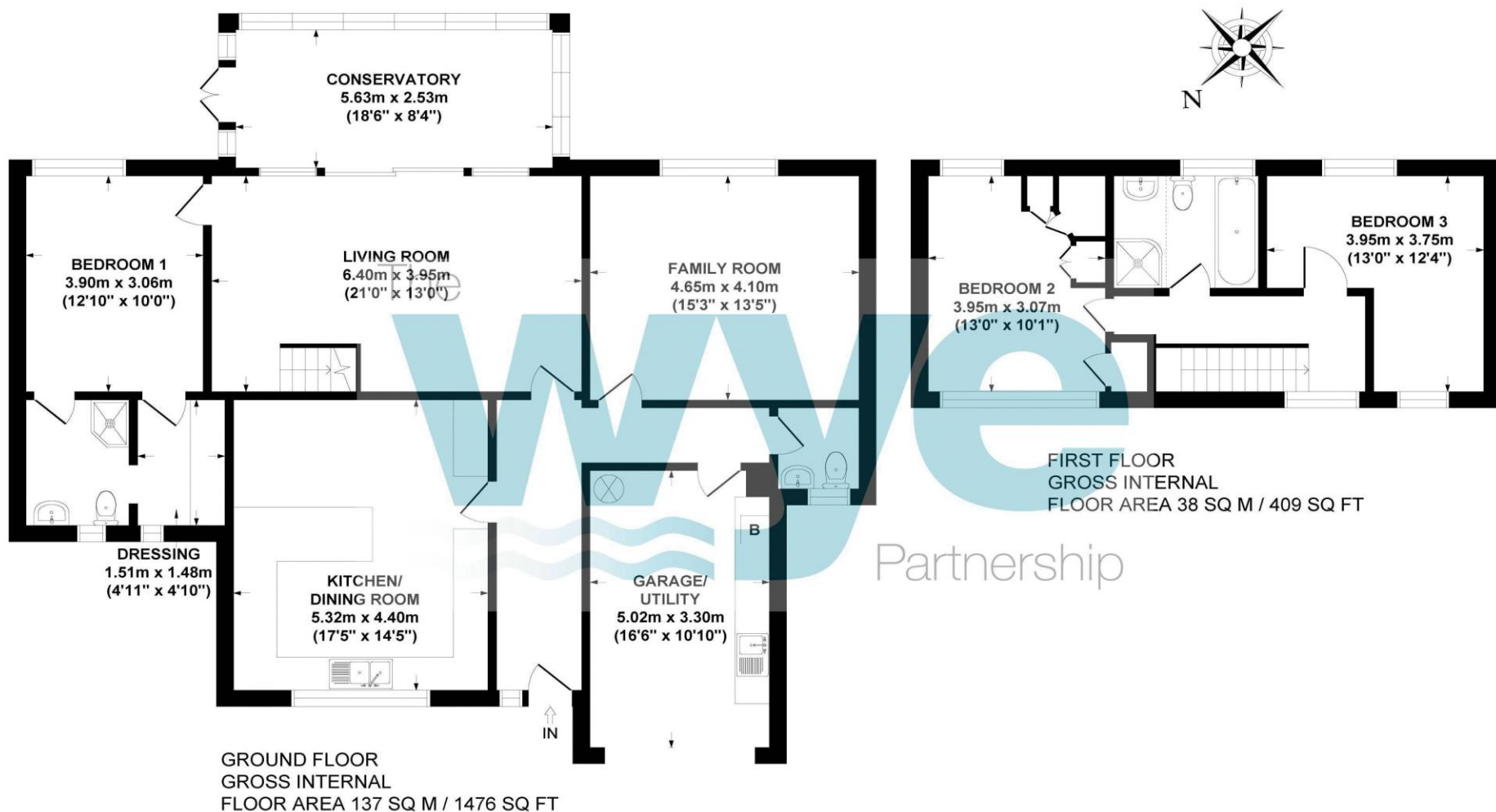
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## MORTGAGE

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.*





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The **wye** Partnership