



36 Watchet Lane, Holmer Green, Buckinghamshire, HP15 6UG

A delightful, detached house, situated at the end of a quiet cul-de-sac in Holmer Green with driveway parking and a double garage.

Detached Family House | Driveway Parking | Double Garage | Beautiful, Private Garden With Gated Side Access | Entrance Hallway | Living Room | Dining Room | Kitchen/Breakfast Room | Downstairs Cloak/Shower Room | Four Bedrooms | Family Bathroom | Double Glazed | Gas Central Heating |

This well maintained and extended family house comes to market in the village of Holmer Green, is immaculate in presentation and can be found at the end of a sought after cul-de-sac, close to local shops and other amenities. On entering, through the storm porch, there is a good size entrance hallway and downstairs cloak/shower room. The reception rooms are separate with the living room front facing and having an open fireplace and the dining room having a rear aspect. The kitchen/breakfast room has been extended to provide a good size gathering area with modern, shaker style wall and base units, wood burner in the seating section and French doors leading to the garden. Upstairs are four good size bedrooms and a modern family bathroom, which comprises a low level W.C., wash hand basin and bath with shower over. Outside, to the front, there are shingled borders, driveway parking for three cars and access to the double garage, which potentially could be converted, and there is plumbing inside the garage for the washing machine. To the rear, there is a lovely, good size, private garden with initial patio area, then mainly laid to lawn with well stocked borders and gated side access. The property also benefits from double glazing and gas central heating throughout. This is a must see house!

Price... £725,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(85-91) B			
(79-84) C			79
(74-78) D			
(69-73) E		58	
(64-68) F			
(59-63) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LOCATION

Sought After Holmer Green Village.... Close To Local Shops In Near-By Park Parade, Which Includes A Supermarket A 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 turn right into Harries Way and then immediately turn left and the property can be found towards the end identified by a Wye Partnership 'For Sale' Board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

D

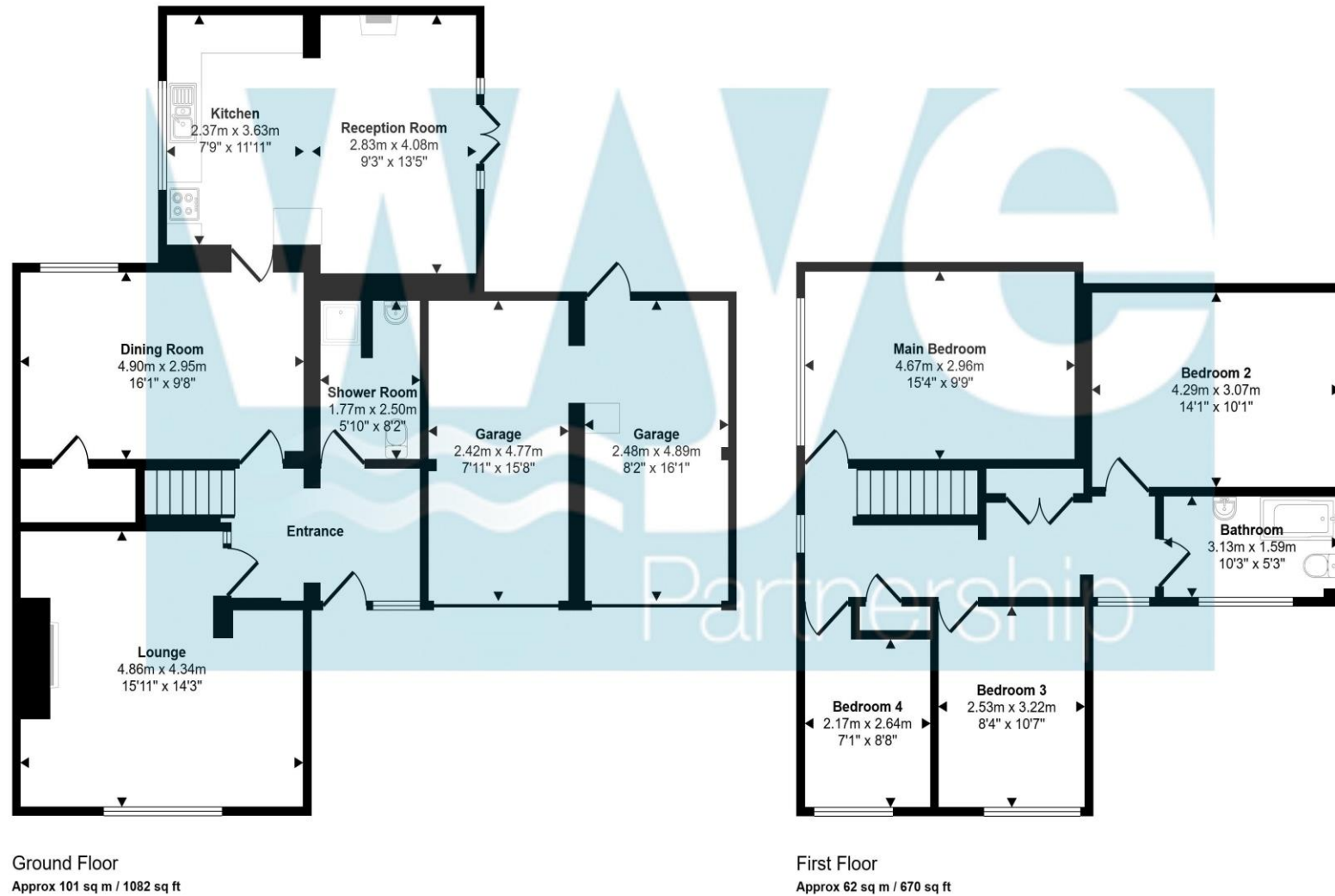
MORTGAGE

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.



Approx Gross Internal Area
163 sq m / 1753 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership