

44 Winters Way, Holmer Green, Buckinghamshire, HP15 6YB

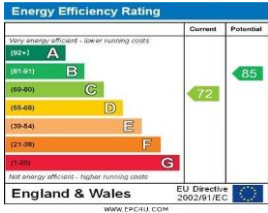
A wonderful opportunity to purchase this updated spacious family home situated in a quiet cul-de-sac in the popular village of Holmer Green. No Onward Chain.

Semi Detached House | Modernised Throughout | Entrance Hall | Cloakroom | Lounge | Modern Open Plan Kitchen | Utility Room | Three Bedrooms | Modern Family Bathroom | Gas Central Heating | Double Glazing | Single Garage | Parking | Wonderful Garden With Side Access | No Onward Chain |

An excellent opportunity to acquire this lovely semi detached house, which has been updated throughout and is superbly located at the end of a quiet cul-de-sac in the village of Holmer Green. There is a wonderful rear garden, which is private and mainly laid to lawn, with decking and patio area and gated side access. To the front of the property is a picket fence enclosed garden, as well as parking and a single garage. Internally the property has been modernised and decorated neutrally throughout and the kitchen is now open plan with modern wall and base units, quartz worktops and integrated appliances. The lounge is a good size with log burner and bay window to front aspect and downstairs is completed with a cloakroom and separate utility room. Upstairs are three good size bedrooms and a modern four piece suite bathroom comprising a low level w.c, wash hand basin, shower cubicle and bath. Other benefits include gas central heating, double glazing and No Onward Chain.

Price... £525,000

Freehold



LOCATION

Located in this ever popular Chiltern village.... Short walk to the village Shops, Pond and Common.... Local amenities include convenience store, chemist and dentist.... Extensive range of local amenities in neighbouring Hazlemere.... Catchment for village schools, which cater for children of all ages.... Catchment for the excellent boys and girls Grammar Schools.... High Wycombe and Amersham are only a short distance away with fast London bound trains from both.... 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 then continue over the mini-roundabout (second exit) into Sawpit Hill. At the brow of the hill turn right into Wycombe Road and proceed along passing the parade of shops. Once past The Common turn right into Sheepcote Dell Road and then left into Winters Way, after a short distance take a turning right and then immediately left where the property will be found on the right hand side identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

EPC RATING

C

COUNCIL TAX

Band D

MORTGAGE

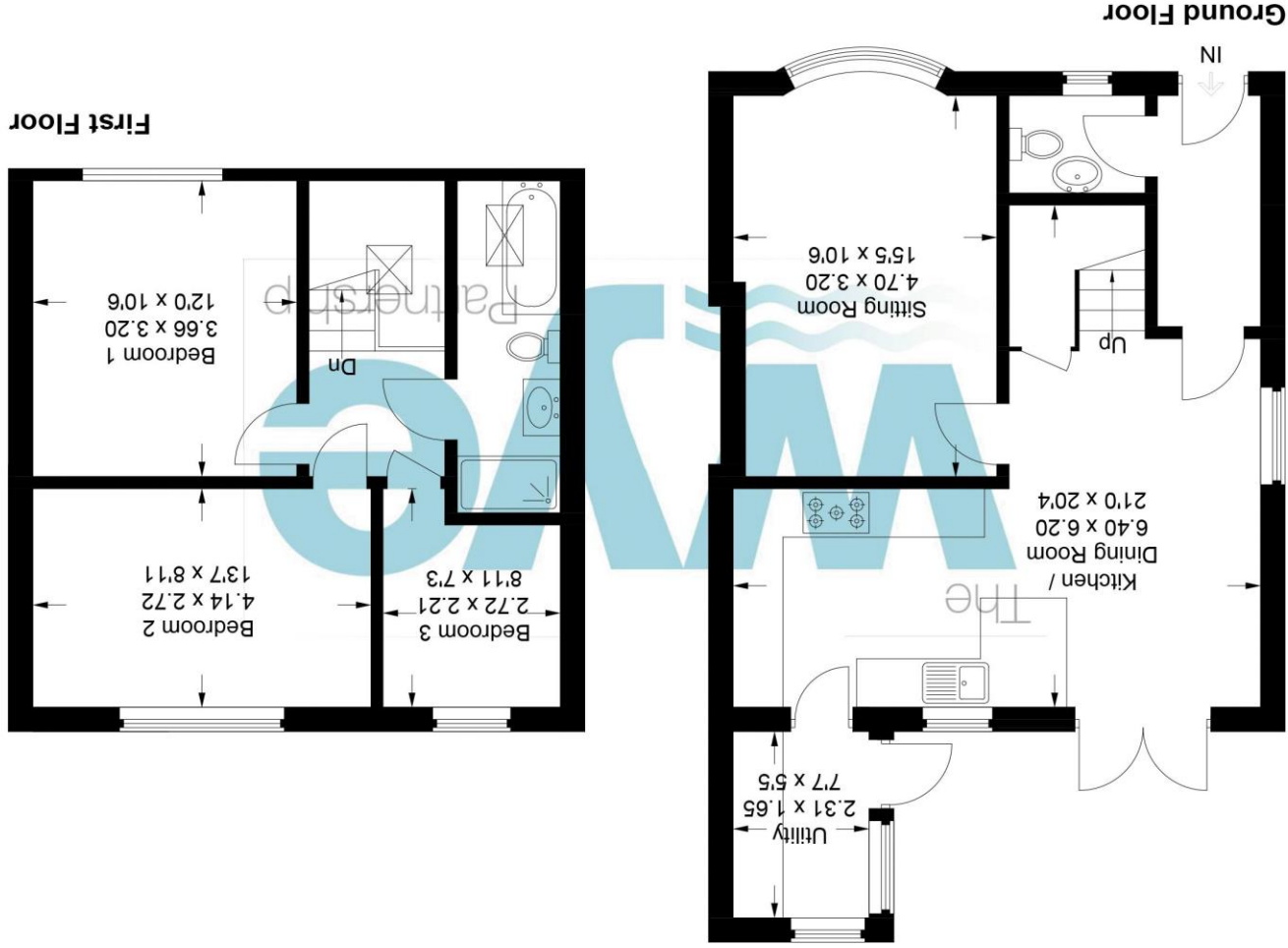
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



44 Winters Way

Approximate Gross Internal Area
Ground Floor = 53.1 sq m / 571 sq ft
First Floor = 41.6 sq m / 448 sq ft
Total = 94.7 sq m / 1,019 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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