



20 Beech Tree Road, Holmer Green, Buckinghamshire, HP15 6UZ

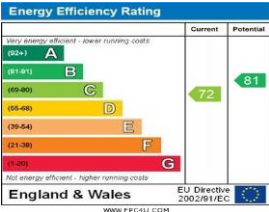
*A beautifully presented, four bedroom, detached family home in the popular village of Holmer Green.*

Detached Home | Holmer Green | Driveway Parking | Single Garage | Porch | Entrance Hallway | Living Room | Open Plan Kitchen Diner With French Doors | Cloakroom | Four Bedrooms | Main Bedroom With Ensuite And Fitted Wardrobes | Family Bathroom | Good Size Private Garden | Gated Side Access | Double Glazing | Gas Central Heating | Potential To Extend Further STPP |

This beautifully presented, detached family home is located in the popular village of Holmer Green. To the front of the property there is a good size driveway leading to the attached garage and gated side access to the garden. Once inside, the entrance hall leads to a spacious living room and a stunning open plan kitchen diner, which is fitted with wall and base units with French doors open onto the rear garden, and a downstairs cloakroom. Upstairs are four excellent size bedrooms, a family bathroom with both a bath and shower and the main bedroom benefits from fitted wardrobes and an ensuite. To the outside, the private, rear garden is mainly laid to lawn with a patio and garage access. The property also benefits from double glazing, gas central heating and has the potential to extend further (STPP).

**Price... £720,000**

Freehold



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## LOCATION

Not far from The Common.... Local shops and village amenities.... Extensive range of facilities in near-by Hazlemere.... Very friendly local village community.... Good local schools for children of all age.... Catchment to the excellent Grammar Schools.... On the edge of beautiful countryside.... Access to the M40 within a 10/15 minute drive.... Local bus service.... High Wycombe train station with access to London within a 10 minute drive.... Amersham underground train station within a 15 minute drive....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership, leave the crossroads along the Holmer Green Road and ascend Sawpit Hill, continuing as the road changes name to Watchet Lane. At the mini-roundabout turn right into Beech Tree Road and continue along, where the property can be found a short distance along on the left hand side identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

C

### MORTGAGE

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

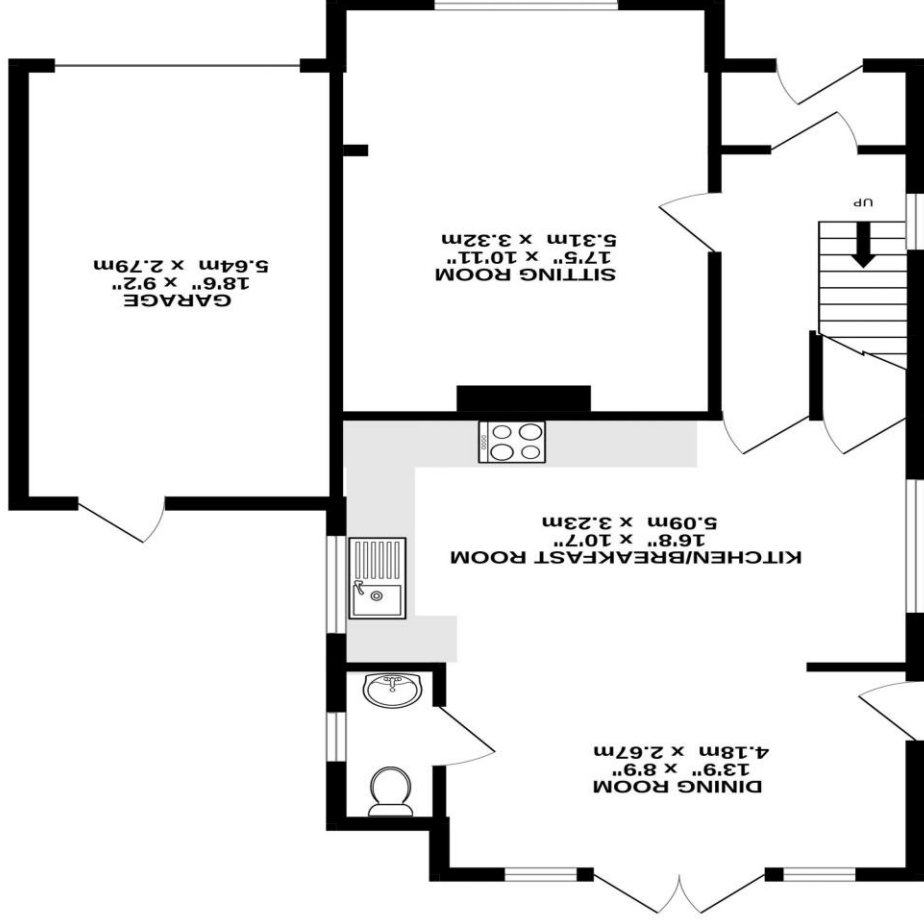
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

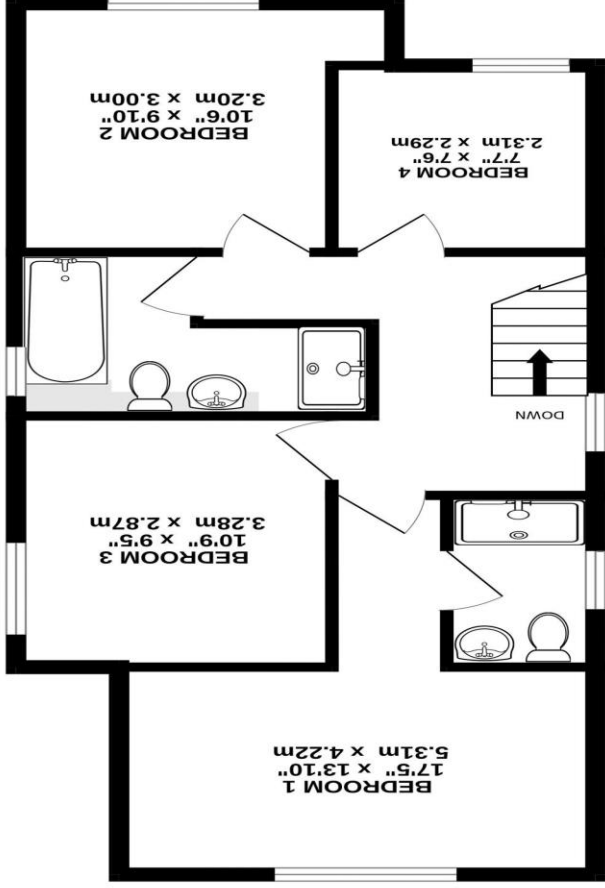
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1385sq.ft. (128.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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