



2 New Pond Road, Holmer Green, Buckinghamshire, HP15 6SX


A charming semi-detached character house located in the village of Holmer Green close to good schooling and local amenities.

Character Semi Detached House | Superb Holmer Green Village Location | Driveway Parking | Lovely Long Garden With Gated Side Access | Living Room | Kitchen/Diner | Utility Room | Family Bathroom | Two Double Bedrooms | Loft Room Currently Being Used As An Office | Garden Room | Workshop | Sheltered Seating Area | Double Glazing | Gas Central Heating |

Located in Holmer Green is this fine semi-detached house, which has been well maintained by the current owners and presented to market in good condition. The accommodation comprises of a delightful front aspect living room with feature fireplace housing the log burner and a good size kitchen/diner with shaker style wall and base units, range cooker and wood flooring. There is a separate utility room with door access to the garden and a fully tiled family bathroom fitted with a white three piece suite. The house has two double bedrooms with the principal bedroom benefiting from a night cloakroom comprising of a low level W.C. and wash hand basin and the second bedroom provides loft access via a ladder to the loft room which is currently being used as a home office. Outside to the front is off street parking for two cars and to the rear is a lovely long garden (approx 100ft) with gated side access, patio, laid to lawn and sheltered seating/BBQ area. Also in the garden is a summer house with electric and plumbing which is an ideal teenager gaming room or little workshop and to the rear of the garden is a large workshop which would also make an ideal home gym or just storage. Other benefits to this character house include double glazing and gas central heating throughout. Definitely a house that must be viewed to be fully appreciated.

Price... £450,000

Freehold

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92+)</p> <p>A</p>			
<p>(81-91)</p> <p>B</p>			
<p>(69-80)</p> <p>C</p>			
<p>(55-68)</p> <p>D</p>			
<p>(39-54)</p> <p>E</p>			
<p>(21-38)</p> <p>F</p>			
<p>(1-20)</p> <p>G</p>			
<p>Not energy efficient - higher running costs</p>			
<p>England & Wales</p>		<p>63</p>	<p>86</p>
<p>EU Directive 2002/91/EC</p>			



LOCATION

Level walk to village centre, only a few minutes' away.... Selection of shops, dentist, chemist, greengrocer, newsagent and excellent Spar convenience store.... A more extensive range of amenities are available at neighbouring Hazlemere including doctors, bank and supermarket.... Local common, pond and village pubs all within a short walk.... Buses pass through the village serving High Wycombe (3 miles) and Amersham (4 miles) both providing fast London trains.... Heathrow Airport (16 miles).... Three M40 access points are only a 15 minute drive.... Most of the village is surrounded by delightful Chiltern countryside.

DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Holmer Green Road and proceed over the mini roundabout (second exit) into Sawpit Hill. At the brow of the hill turn right into Wycombe/Browns Road and continue along passing the shops and at the pond turn left into New Pond Road. Continue along towards the end of the road and the property will be found on the left hand side identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

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 on as statements of representation of fact and do not constitute any part of an offer or contract.



