



30 Todd Close, Holmer Green, Buckinghamshire, HP15 6UX

*A fabulous, extended, detached family house located towards the end of a quiet cul-de-sac with four bedrooms, open plan kitchen, driveway parking and a double garage.*

Detached Family House In A Quiet Cul-De-Sac | Extended | Deceptively Spacious And Tastefully Decorated | Storm Porch | Reception Hallway | Cloakroom | Large Lounge With Open Fireplace | Separate Dining Room/Potential 5th Bedroom | Open Plan Kitchen/Living/Dining Area With Underfloor Heating And Instant Hot Water Tap | Trees From The Royal Parks Of London Used To Make The Solid Oak Kitchen Unit Doors | Bi-Fold Doors To Garden | Study/Children's Playroom | Utility Room | Four Good Size Bedrooms | Principal Bedroom With Four Piece En-Suite Bathroom | Family Bathroom | Aqualisa Showers | Double Garage | Private Garden | Gated Side Access | Block Paved Driveway Parking | Gas Central Heating | Modern Double Glazing | Fully Boarded, Large Loft With Potential To Convert (Subject To Permissions) |

A fine Todd Close detached house, which has been improved and extended by the current owner to provide a fantastic family home on a much sought after cul-de-sac, in the village of Holmer Green. An initial storm porch leads through to a welcoming entrance hall, which provides access to the entire ground floor. There is a wonderful open plan kitchen/living area fitted with solid oak cupboard doors (from the Royal Parks of London), silestone worktops, breakfast bar, integrated appliances, underfloor heating and bi-folds leading to the garden. A large, light filled, dual aspect lounge with patio doors leading to the garden and a separate dining room with French doors to the garden. Downstairs has a utility room, a cloakroom and the added bonus of a study, which could also be used as a children's playroom. The upstairs to this property has four good size bedrooms, a modern family bathroom and a four piece modern en-suite to the principal bedroom. To the rear of the property is a beautifully landscaped garden, which is mainly laid to lawn with a large patio. To the front, there is a block paved driveway and a double garage, which has power and a door to the garden. Other benefits include double glazing, gas central heating and a large loft, which has the potential to be converted (subject to permissions). Overall, a stunning house that must be viewed!

**Price... £885,000**

Freehold

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
30+1	A		
20+1	B		
15+1	C	72	81
10+1	D		
5+1	E		
1+1	F		
0+1	G		
Less energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC



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## LOCATION

Part of this late 1980's built executive development by Banner Homes.... Cul de sac location that is close to the village shops, pond and common.... Extensive range of shopping facilities in near-by Park Parade, which includes a supermarket and coffee shops.... Local amenities include Doctors, Dentist and Library.... Catchment for good village Infant, Junior and Senior Schools.... Plus catchment for the excellent boys and girls Grammar Schools.... 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.... Three 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. At the brow of the hill after Wycombe Road, continue and turn second right into Todd Close. Continue along and take the first right turn and the property can be found towards the end of the road identified by a Wye Partnership 'For Sale' Board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band G

### EPC RATING

C

## MORTGAGE

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

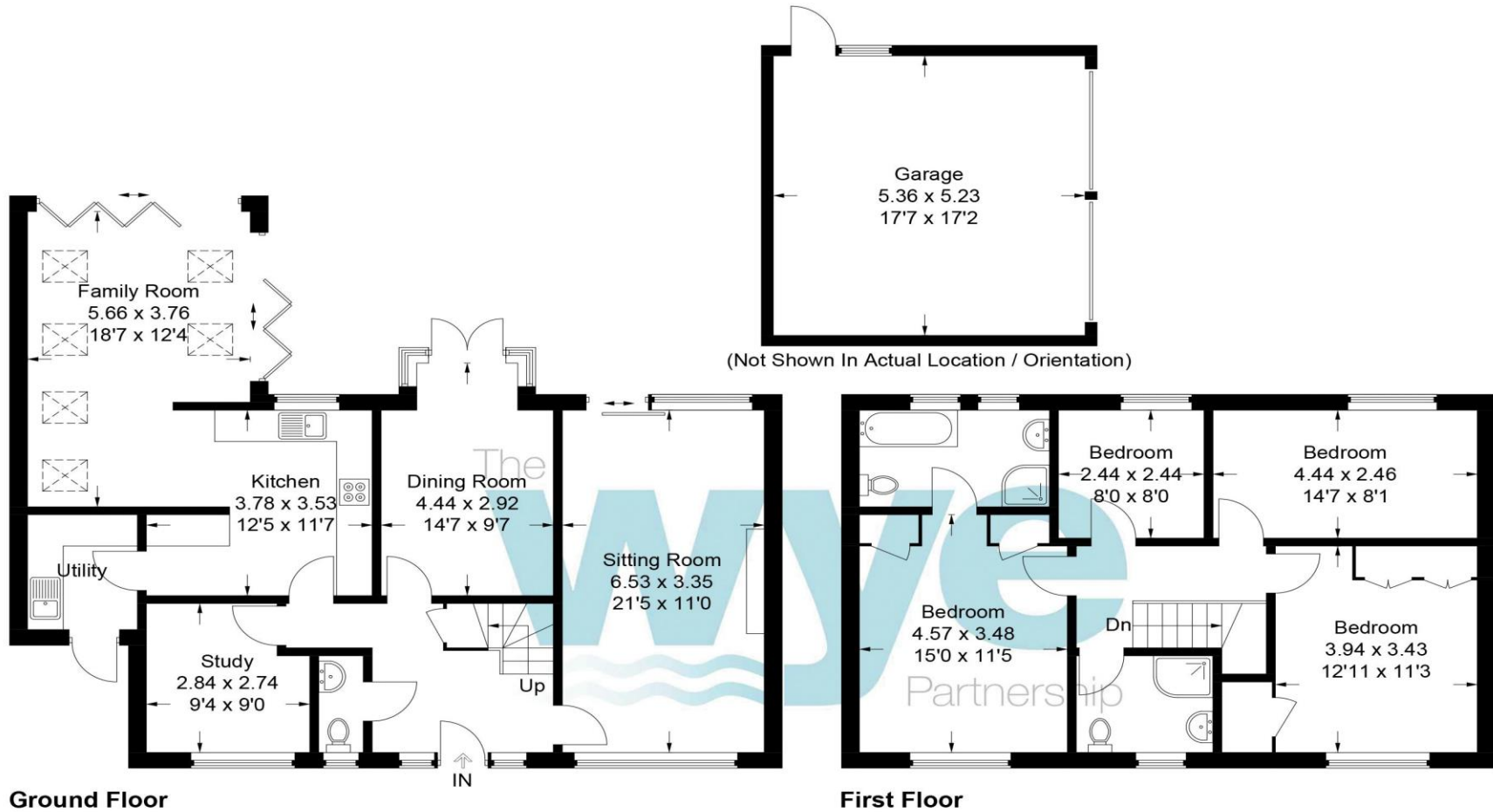
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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# 30 Todd Close

Approximate Gross Internal Area  
Ground Floor = 93.8 sq m / 1,010 sq ft  
First Floor = 68.1 sq m / 733 sq ft  
Garage = 28.1 sq m / 302 sq ft  
Total = 190.0 sq m / 2,045 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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3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership