



50 Beech Tree Road
Holmer Green
HP15 6UT

£1,100PCM

RB REASTON BROWN

A Well-Presented One-Bedroom Bungalow with Private Garden and Parking

Situated in the sought-after village of Holmer Green and adjoining The Royal British Legion, this attractive one-bedroom bungalow offers comfortable and convenient single-storey living, ideal for a professional individual or couple.

The accommodation comprises a welcoming reception room, a bright and welcoming space providing a comfortable living area with plenty of room for both seating and dining areas. Large windows allow for an abundance of natural light, creating a pleasant and airy atmosphere throughout the day. There is a spacious double bedroom, along with a shower room, fitted with a shower, WC, and wash hand basin. The kitchen is equipped with an oven and hob and includes a washing machine, providing everything needed for day-to-day living.

Outside, the property benefits from a generous rear garden, perfect for relaxing or entertaining, together with a useful storage shed. To the front, there is off-road parking for up to two vehicles. Additional benefits include gas central heating and a desirable village location with easy access to local amenities and transport links.

EPC 61 = D Council Tax = D

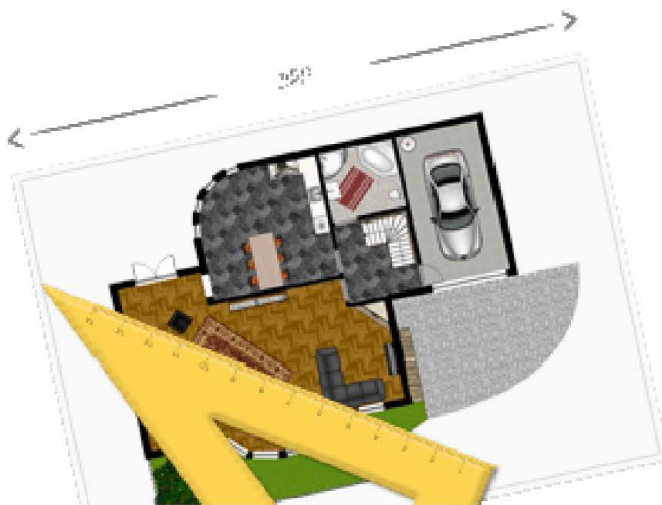
Situation

Located in the highly desirable village of Holmer Green, this property enjoys the perfect balance of village charm and everyday convenience. The village offers a range of local amenities including shops, cafés, pubs, a pharmacy, and well-regarded schools, all within easy reach. The nearby towns of High Wycombe and Amersham provide an extensive selection of shopping, leisure, and dining facilities, together with excellent transport links. Amersham benefits from both the London Underground Metropolitan Line and Chiltern Railways services, offering convenient access into central London, while High Wycombe provides fast rail connections to London via Chiltern Railways. Surrounded by the beautiful countryside of the Chiltern Hills, the area is ideal for those who enjoy walking, cycling, and outdoor pursuits. Numerous footpaths, woodlands, and open green spaces are nearby, creating a peaceful setting while remaining well connected to major towns and commuter routes.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied.







Awaiting Floor Plan

Costs:

-Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Month's Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you provide misleading information on you pre application form or withhold, delay or pull out of the referencing process you may forfeit your holding deposit

Viewing is Strictly by Appointment through Reaston Brown

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