



42b Earl Howe Road, Holmer Green, HP15 6PX  
£495,000

# 42b Earl Howe Road

Holmer Green

- Modern First Floor Maisonette - Driveway Parking
- Private Garden With Cabin And Fully Plumbed Toilet
- Three Bedrooms - Two Modern Bathrooms
- Modern Open Plan Kitchen/Living Room - Utility Room
- Gas Central Heating And Underfloor Heating - Double Glazing
- Choice Of New Carpets - Share Of Freehold - No Onward Chain

A short walk to the village parade of shops and amenities which include a Convenience Store, Pharmacy, Hairdressers, Coffee Shop and Takeaways.... Extensive range of shopping facilities at Park Parade, Hazlemere which includes a supermarket and so much more.... Community-oriented centre based around The Common featuring two Churches, village hall, village pubs and children's playground.... Good schools for children of all ages.... Catchment for the excellent Grammar Schools.... Three M40 access points within 10/15 minute drive.... Buses pass through the village serving Amersham and High Wycombe.... Fast trains to London from High Wycombe (3 miles) Great Missenden (3 miles) and Amersham (4 miles), which is on the Underground Metropolitan line.... Open countryside on your doorstep!

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D



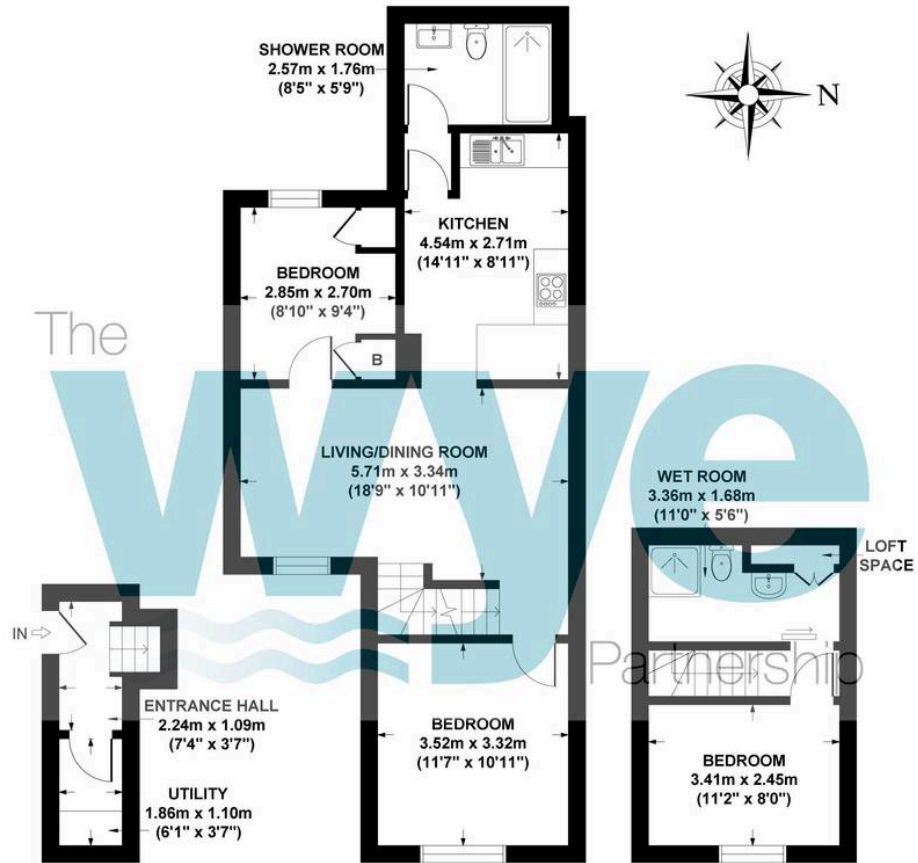
# 42b Earl Howe Road

Holmer Green

Stylish, three-bedroom maisonette with private entrance, parking and private garden. Share of freehold. No chain. Close to amenities and good schools.

This beautifully presented, three-bedroom, first floor maisonette offers a stylish and contemporary living environment and is thoughtfully designed to a high standard throughout. The property is accessed via a private entrance and benefits from driveway parking for two cars. Inside, on the ground floor, there is an entrance hall and utility room, then stairs leading to the first floor accommodation comprising a spacious living room and open plan kitchen, which is fitted with sleek units and complemented by ample worktop space and a breakfast bar for casual dining. There are three well-proportioned bedrooms (two on the first floor and one on the second floor). The two modern bathrooms (again one on each floor) are finished to an exceptional standard, each featuring a multifunctional shower tower system for a luxurious experience. The property benefits from gas central heating, underfloor heating and double glazing throughout. Buyers will appreciate the choice of new carpets, allowing them to personalise the space to their taste. The property is offered with a share of freehold and is available with no onward chain. This maisonette also boasts a private garden with a versatile cabin ideal for home office, gym or studio (subject to requirements) and includes a fully plumbed toilet. Combining modern amenities, flexible living spaces and a high specification finish, this superb home is ideally suited to professionals, families, or those seeking a low-maintenance property with excellent access to local amenities and transport links.





GROUND FLOOR GROSS INTERNAL FLOOR AREA 5 SQ M / 56 SQ FT	FIRST FLOOR GROSS INTERNAL FLOOR AREA 60 SQ M / 646 SQ FT	SECOND FLOOR GROSS INTERNAL FLOOR AREA 17 SQ M / 178 SQ FT
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**EARL HOWE ROAD, HAZLEMERE, HP15 6PX**  
**APPROX. GROSS INTERNAL FLOOR AREA 82 SQ M / 880 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

# The Wye Partnership Hazlemere

3 Market Parade, Hazlemere - HP15 7LQ

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

