

Estate Agents Hurst

49 Beech Tree Road, Holmer Green, High Wycombe, Buckinghamshire, HP15 6UR

Asking Price £725,000

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Hurst are delighted to offer to the market this substantial three-bedroom semi-detached family home, presented in immaculate condition throughout. The property has been thoughtfully extended and provides an impressive amount of living space, making it an ideal home for a growing family or those looking for flexible multi-generational living.

The accommodation comprises; spacious sitting/dining room, utility room, downstairs cloakroom, modern kitchen/breakfast room leading through to a separate family room with double doors opening directly onto the substantial rear garden which features a self-contained annex, complete with its own shower room and kitchen and is currently being utilised as a bedroom, offering excellent versatility for guests, extended family or those working from home. The first floor comprises; three generous bedrooms, with the principal bedroom benefiting from its own dressing room and en-suite shower room, second bedroom with en-suite shower room, further double bedroom, and a modern family bathroom. The property further benefits; generous driveway parking for multiple cars, gated side access and beautifully presented accommodation throughout. An internal viewing is advised to truly appreciate the features of this beautiful home.

Holmer Green is a charming and sought-after village, located in the heart of the Buckinghamshire countryside, this idyllic location offers a perfect blend of rural living with convenient access to local amenities and transport links. The village is also known for its beautiful green spaces, including Holmer Green Common, and provides a variety of recreational options.



SUBSTANTIAL THREE-BEDROOM SEMI-DETACHED FAMILY HOME

1,759 SQ. FT. OF VERSATILE ACCOMMODATION

IMMACULATELY PRESENTED THROUGHOUT

DETACHED GARDEN ANNEXE WITH BEDROOM & SHOWER ROOM

TWO SPACIOUS RECEPTION ROOMS

MODERN KITCHEN/BREAKFAST ROOM & SEPARATE UTILITY ROOM

SUBSTANTIAL & BEAUTIFULLY LANDSCAPED REAR GARDEN

GATED DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING

SOUGHT AFTER LOCATION

AN INTERNAL VIEWING IS ADVISED



























Beech Tree Road

Approximate Gross Internal Area
Ground Floor = 803 sq ft / 74.6 sq m
First Floor = 778 sq ft / 72.3 sq m
Annex = 178 sq ft / 16.5 sq m
Total = 1759 sq ft / 163.4 sq m



Floor Plan produced for Hursts by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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