



**37 Orchard Park, Holmer Green, HP15 6QX**  
**£465,000**

# 37 Orchard Park

Holmer Green, High Wycombe

- End Terrace House On A Quiet Cul-De-Sac In Need Of Modernisation
- No Onward Chain - Potential To Extend STPP
- Single Garage - Parking
- Three Bedrooms - Family Bathroom
- Kitchen - Living/Dining Room
- Gas Central Heating - Double Glazing - Garden With Gated Side Access

Quiet location.... Pretty and popular Chiltern village.... Village Common, Pond and Shops are a 5 minute walk.... Local village shops include a pharmacy and convenience store.... Extensive range of shopping facilities in nearby Park Parade which include a supermarket and coffee shops.... Open countryside nearby.... Catchment for the three Holmer Green Schools which cater for children of all ages.... Catchment area for the excellent Grammar Schools.... Buses pass through the village serving High Wycombe (3 miles) and Amersham (4 miles).... 25 minute London trains from High Wycombe.... Metropolitan Line Underground Station in Amersham.... Three M40 access points about a 15 minute drive.... M25 and M1 motorways easily accessible....

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

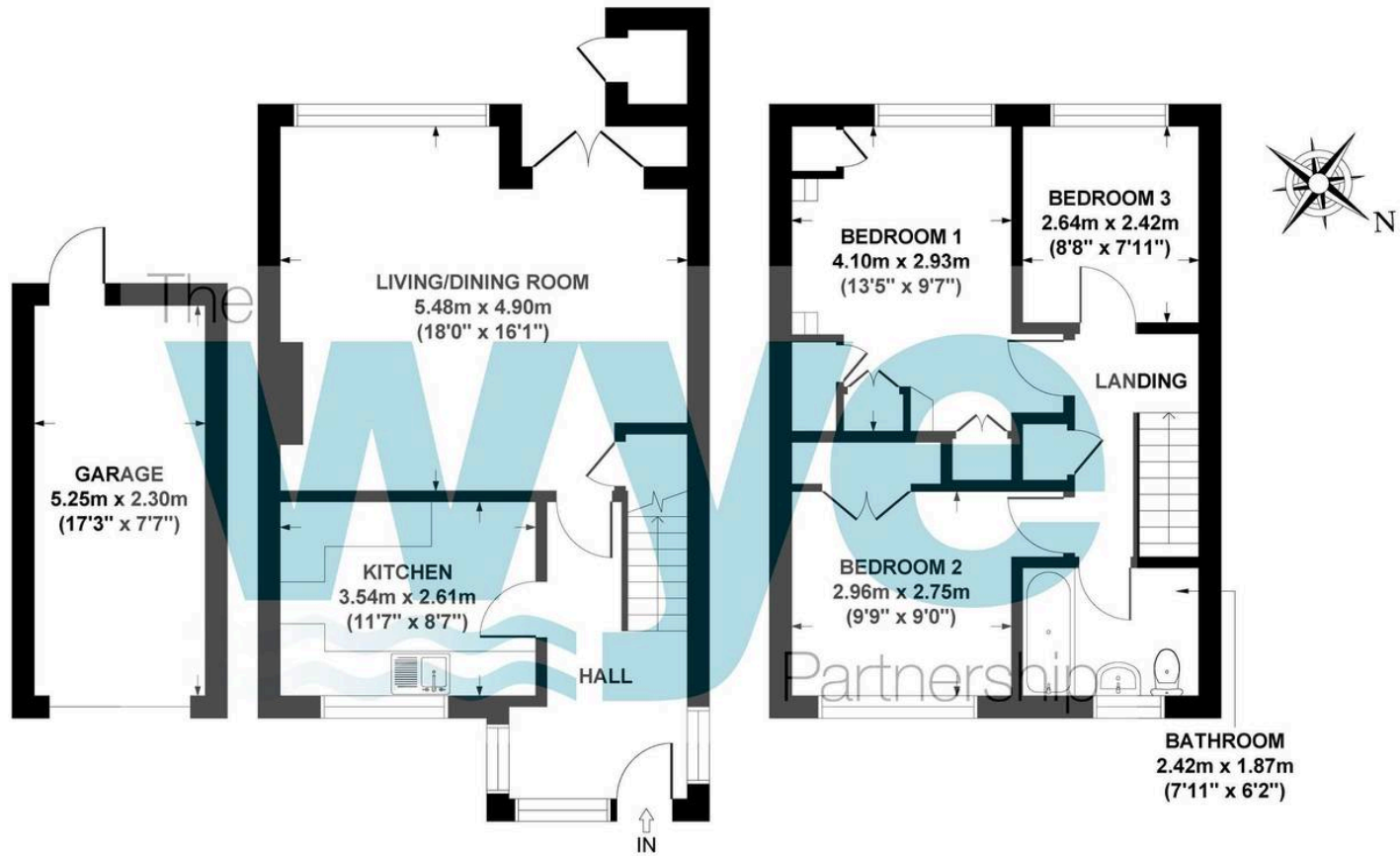


# 37 Orchard Park

## Holmer Green

Welcome to this three-bedroom end-terrace house, located on a peaceful cul-de-sac and offering a fantastic opportunity for anyone looking to put their own stamp on a property. With no onward chain, this home is ready to go and has loads of potential for modernisation and even extension, subject to planning permission, as there is a large side garden. Step inside and you'll find a living/dining room that's just waiting for your personal touch, along with a separate kitchen. Upstairs, there are three well-proportioned bedrooms and the family bathroom is ready for a refresh, but has everything you need to get started. Practical features include gas central heating and double glazing throughout, so you're set up for comfort whatever the weather. There's a single garage for secure storage or parking, plus an additional off street parking. The rear garden has an initial patio and then laid to lawn with a gated side access and rear door to the garage. The house is ideal for anyone who's keen to take on a project and create a home that suits their lifestyle, whether you're a first-time buyer, an investor, or simply someone who loves a bit of DIY. The layout is flexible and the potential to extend (subject to planning) means you could really make this space work for you in the years to come. With its quiet location, practical layout, and bags of potential, this property is a brilliant find for anyone looking to settle down in a friendly neighbourhood with good local schooling and amenities. The house is ready for a new chapter and just needs someone with vision to bring it to life. If you're looking for a property with no onward chain, plenty of scope for improvement, and the chance to create something truly special, this could be the one for you, properties with this much potential in such a tucked-away spot don't come along very often.





GARAGE  
GROSS INTERNAL  
FLOOR AREA 12 SQ M / 129 SQ FT

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 44 SQ M / 474 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 42 SQ M / 452 SQ FT

**ORCHARD PARK, HOLMER GREEN, HP15 6QZ**  
**APPROX. GROSS INTERNAL FLOOR AREA 98 SQ M / 1055 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

# The Wye Partnership Hazlemere

3 Market Parade, Hazlemere - HP15 7LQ

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