



46 Earl Howe Road

Holmer Green

- Holmer Green Village - Semi Detached House
- Driveway Parking - Garden Office - Private Garden With Side Access
- Three Double Bedrooms - Modern Family Bathroom
- Living Room - Open Plan Kitchen - Cloakroom
- Double Glazing - Gas Central Heating

A short walk to the village parade of shops and amenities which include a Convenience Store, Pharmacy, Hairdressers, Cafe, takeaways and so much more.... Extensive range of shopping facilities at Park Parade, Hazlemere which includes a supermarket.... 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 Metropolitan line.... Open countryside on your doorstep!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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A lovely character family house situated in the popular village of Holmer Green, close to the village centre with its local amenities, village common and good schooling.

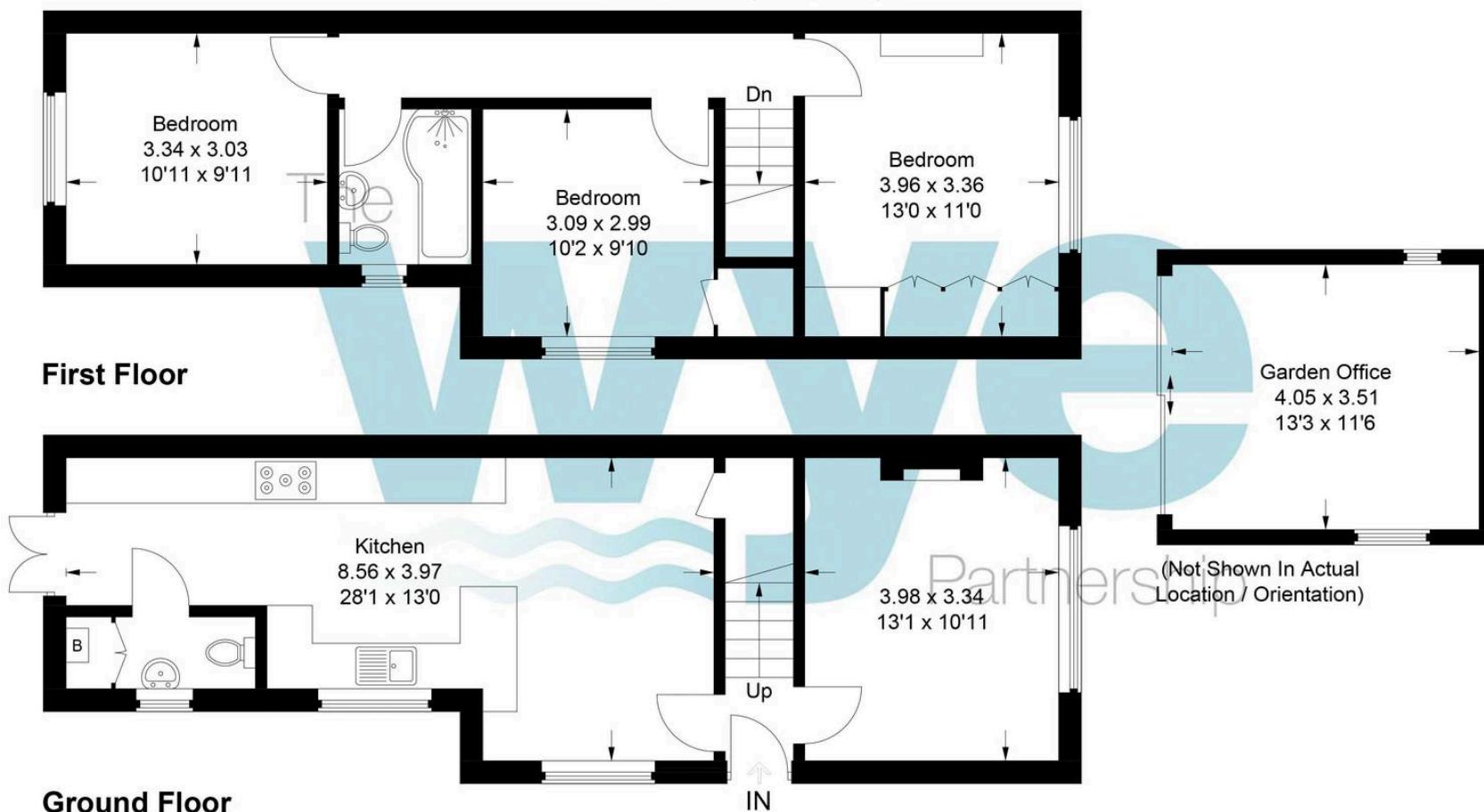
A fine, extended, semi-detached house that has a lovely, homely feel and presented to market in excellent condition and provides a generous amount of living space. There is an initial driveway with a lawn to the side, which leads up to the front door. From the hallway, to your right, is a cosy living room with an open fireplace and sanded floorboards that keeps to the character of the house. There is a modern open plan kitchen/dining room with gloss wall and base units, breakfast bar, range cooker, integrated dishwasher and ample space for a dining table. Towards the rear of the kitchen are French doors leading to the garden, as well as cloakroom with plumbing for a washing machine. Upstairs are three good size double bedrooms and a modern family bathroom that comprises of a low level W.C., wash hand basin and bath with shower over. The rear garden is private, with an initial patio area and is then mainly laid to lawn with a wood store, gated side access and garden office, which is insulated, double glazed and has power and Wi-Fi. The house itself is tastefully decorated throughout with gas central heating and double glazing. This is a property that must be viewed to be appreciated.



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Approximate Gross Internal Area

Ground Floor = 47.5 sq m / 511 sq ft
First Floor = 47.2 sq m / 508 sq ft
Garden Office = 14.2 sq m / 153 sq ft
Total = 108.9 sq m / 1,172 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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