





## Features

- A Beautiful Home
- 1930's Detached House
- Scope to Extend (STPP)
- 2 Reception Rooms
- Kitchen Diner
- Detached Garage

The house has spacious living accommodation to the ground floor, including the main living room, a dining room, a study that combines as a utility room (originally the kitchen), a guest cloakroom and a kitchen diner to the ground floor. The kitchen is perfectly functional, with plenty of storage units, but any new owner will look to upgrade this. The first floor has a spacious landing that has an airing cupboard and the loft access, and leads into the three well-proportioned bedrooms, two of which have

built in wardrobes and the third bedroom has fitted units. The bathroom is contemporary, with a wide panel bath and overhead shower, a WC, handbasin with vanity unit below, and a heated chrome towel rail. Externally, to the front the house has driveway parking for numerous cars, a detached garage with power door, and aside gate that leads into the wide back garden that is a mix of lawn and decking, with a garden shed and fencing to borders.



Holmer Green is a traditional Chiltern village that has a Common at its centre, with a host of local stores, shops and public houses. The schools are a major draw to the area with Holmer Green First, Junior and Senior Schools maintaining good standards of education. The Holmer Green Sports Association provides Squash and Racketball facilities, as well as being a social hub, running numerous activities throughout the year. The village itself is located between the towns of High Wycombe and Amersham both of which offer train links into London. There are a good range of local amenities within walking

distance including a pharmacy, hair and beauty salon, local Spar convenience store and greengrocer, as well as good bus routes to High Wycombe and Amersham offering a wider range of High Street retailers and supermarkets.

**Additional Information:**

Council Tax: Band G

Energy Performance Rating: EPC (TBA)

Heating: Gas Central Heating Drains:

Mains drainage





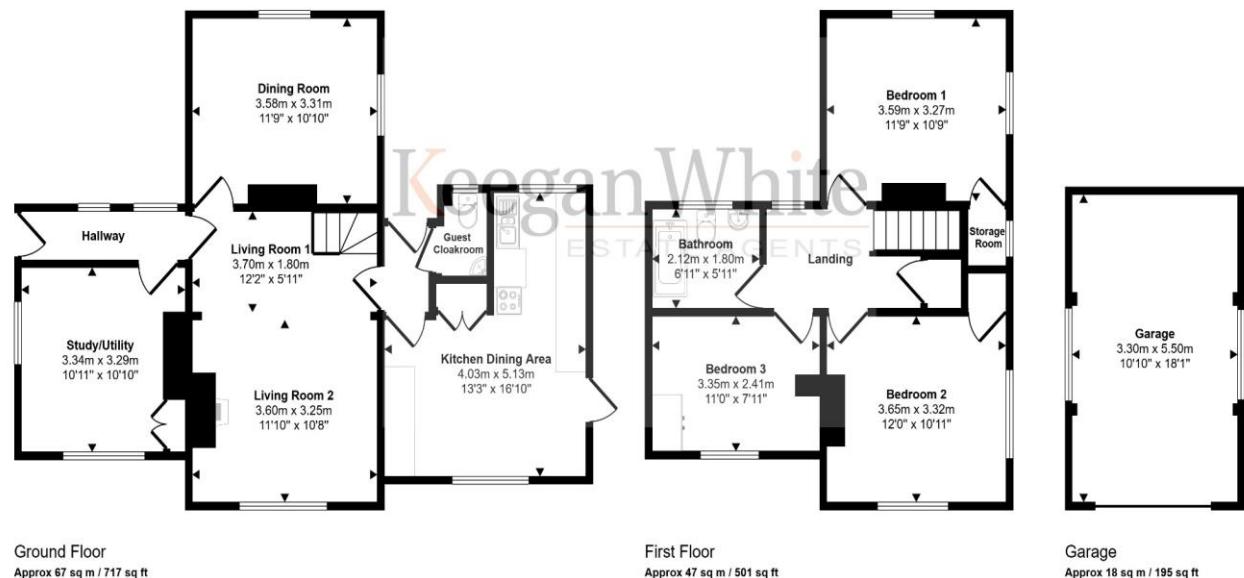
35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: [wyc@keeganwhite.co.uk](mailto:wyc@keeganwhite.co.uk)

[keeganwhite.co.uk](http://keeganwhite.co.uk)

Approx Gross Internal Area  
131 sq m / 1413 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Keegan White**  
ESTATE AGENTS