



Cresswell Way Holmer Green HP15 6TE



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Guide price £700,000

Nestled in a peaceful cul-de-sac on the sought-after Cresswell Way, this four-bedroom detached family home offers generous living space, practical layout, and the benefit of no onward chain.

Description

Upon entering the property, you are welcomed into a porch with ample space for coats and shoes. The door in front leads into the central hallway, which provides access to a versatile playroom or second reception room on the left. Continuing down the hall, you'll find a cloakroom, a spacious sitting room, a formal dining room, and a well-equipped kitchen. A utility room and internal access to the garage complete the ground floor accommodation.

Upstairs, there are four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room.

Additional features include gas central heating, UPVC double glazing, loft storage, and driveway parking for two vehicles.

Outside, the property enjoys both front and rear gardens. The south-facing rear garden is a true haven, offering a paved entertaining area, a well-maintained lawn, and mature flowerbeds.



Situation

Holmer Green is a charming Chiltern village with a traditional feel, offering a range of amenities including local shops, a grocery store, pubs, and a village common with a children's playground. The area is particularly popular with families due to its excellent schooling options, with Holmer Green First, Junior, and Senior Secondary School all within easy reach.

Conveniently located between the larger towns of High Wycombe and Amersham, the property benefits from excellent transport links, including direct train services to London and Oxford.



Floor Plans

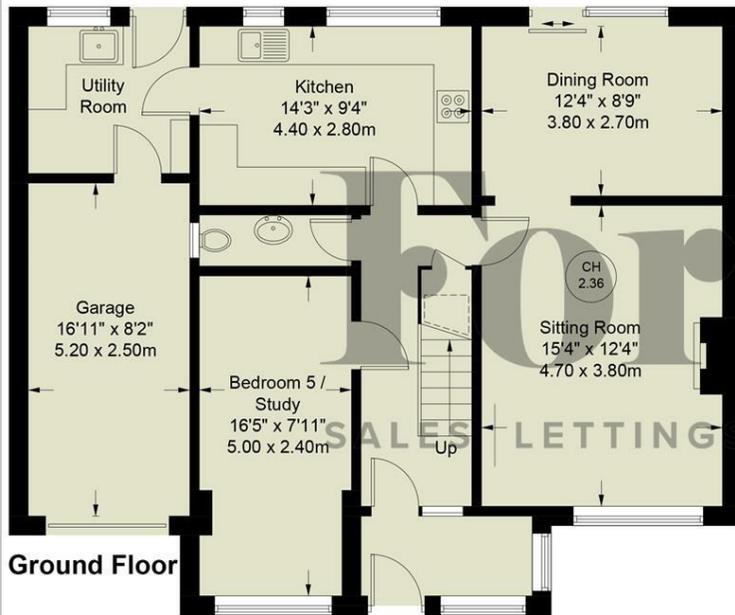
Cresswell Way, HP15 6TE

Approximate Gross Internal Area
 Ground Floor = 974 sq ft / 90.5 sq m
 (Including Garage)
 First Floor = 666 sq ft / 61.9 sq m
 Total = 1640 sq ft / 152.4 sq m

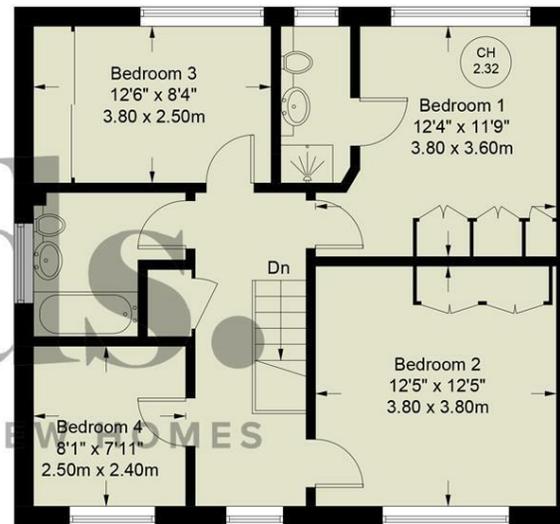


= Reduced headroom below 1.5m / 5'0"

= Ceiling Height



Ground Floor



First Floor

Floor Plan produced for Ford & Partners by Media Arcade ©.

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.

Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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