



36 Watchet Lane

Holmer Green

- Large, Detached House - Situated On A Quiet, Holmer Green Cul De Sac
- Four Bedrooms - Family Bathroom - Downstairs Cloak/Shower Room
- Kitchen/Breakfast Room - Living Room - Dining Room
- Double Glazing - Gas Central Heating - Must Be Seen!
- Double Garage - Driveway Parking - Lovely Garden

Sought After Holmer Green Village.... Close To Local Shops In Near-By Park Parade, Which Includes A Supermarket A Pharmacy, Coffee Shops And Much More.... Local Amenities Include Doctors, Dentist And Library.... Catchment For Good Village Infant, Junior and Senior Schools.... Catchment For The Excellent Boys And Girls Grammar Schools.... Catchment For Private Schools In The Area.... Buses Pass Through The Village Serving High Wycombe (3 miles) And Amersham (4 miles).... 25 Minute Trains To London From High Wycombe Station.... Metropolitan Line Underground Station In Amersham.... M40 Access Points Within A 15 Minute Drive....

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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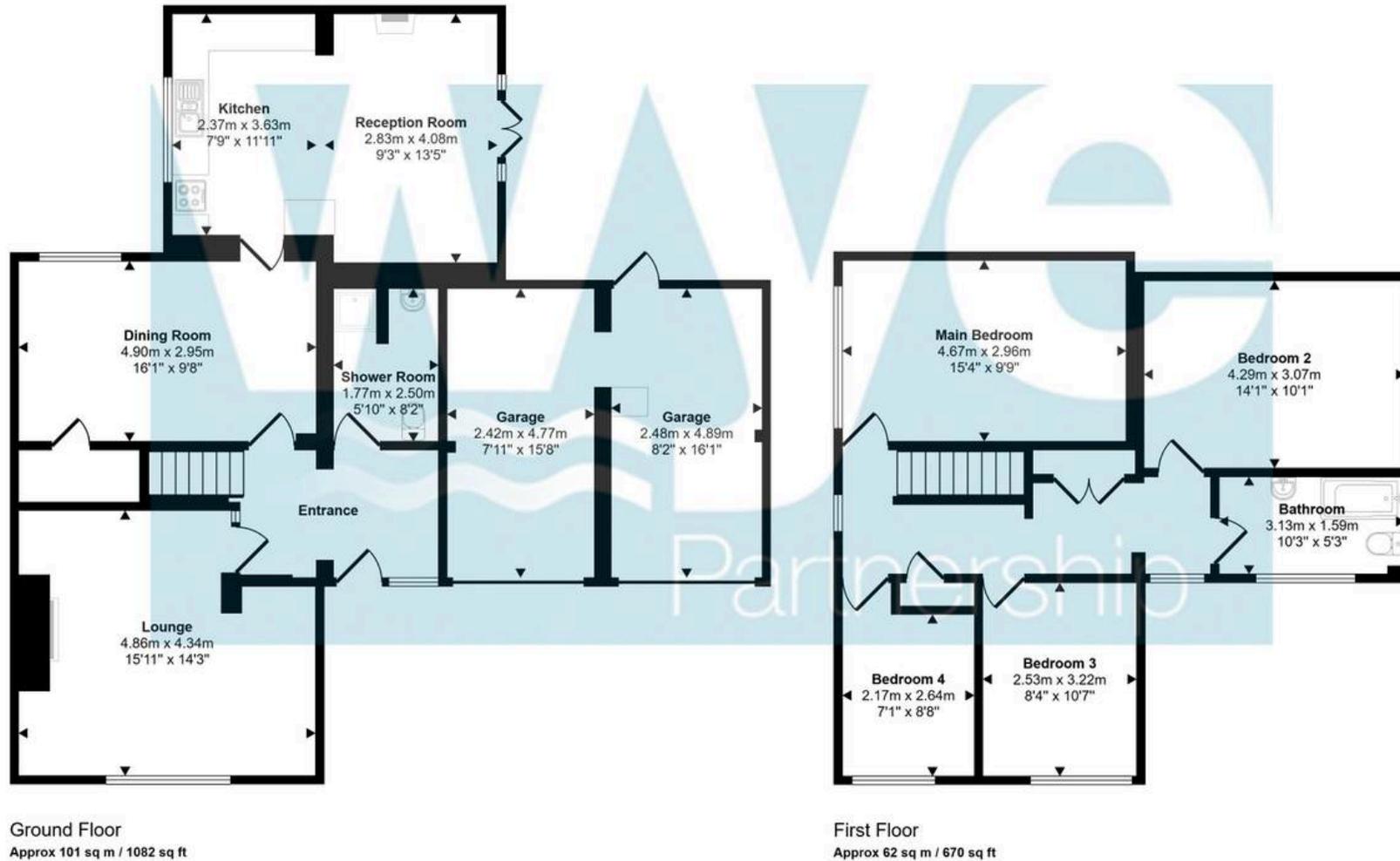
Holmer Green

A delightful, detached house, situated at the end of a quiet cul-de-sac in Holmer Green with driveway parking and a double garage.

This well maintained and extended family house comes to market in the village of Holmer Green, is immaculate in presentation and can be found at the end of a sought after cul-de-sac, close to local shops and other amenities. On entering, through the storm porch, there is a good size entrance hallway and downstairs cloak/shower room. The reception rooms are separate with the living room front facing and having an open fireplace and the dining room having a rear aspect. The kitchen/breakfast room has been extended to provide a good size gathering area with modern, shaker style wall and base units, wood burner in the seating section and French doors leading to the garden. Upstairs are four good size bedrooms and a modern family bathroom, which comprises a low level W.C., wash hand basin and bath with shower over. Outside, to the front, there are shingled borders, driveway parking for three cars and access to the double garage, which potentially could be converted, and there is plumbing inside the garage for the washing machine. To the rear, there is a lovely, good size, private garden with initial patio area, then mainly laid to lawn with well stocked borders and gated side access. The property also benefits from double glazing and gas central heating throughout. This is a must see house!



Approx Gross Internal Area
163 sq m / 1753 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.

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