





# 10 Orchard Park

## Holmer Green

- Detached House On A Quiet Cul De Sac In Holmer Green
- Two/Three Bedrooms - Modern Family Bathroom
- Two Receptions - Cloakroom - Modern Kitchen - Utility Area
- Lovely Private Garden - Block Paved Driveway - Large Garage
- Gas Central Heating - Double Glazing

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



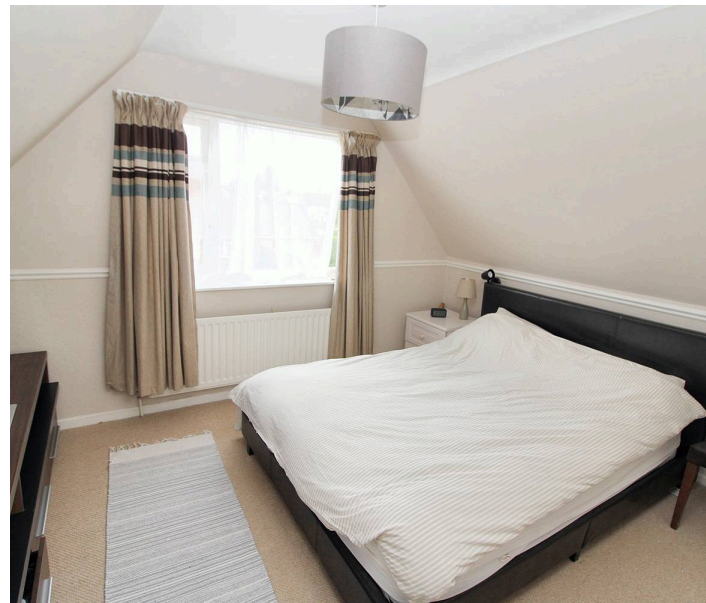


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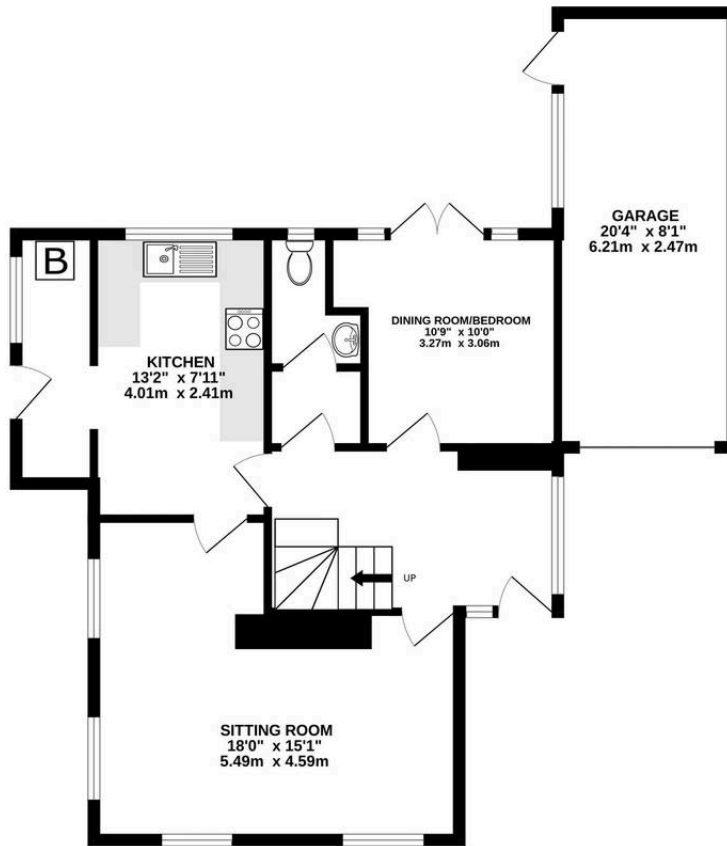
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A charming, detached house, modernised throughout and situated on a quiet cul-de-sac in this popular village of Holmer Green.

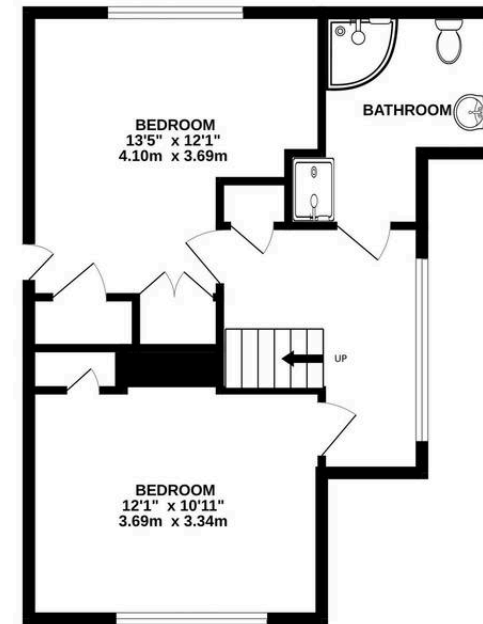
This fabulous, detached house has been modernised throughout by the current owner and comes to market in lovely condition. There is a generous entrance hall upon entering, which provides access to the entire ground floor. The living/dining room is a good size with its feature fireplace and ample space for a dining table. The kitchen has been refitted with new wall and base units, worktops, plus there is a small utility area, which has plumbing for a washing machine, space for a fridge freezer and a wall mounted gas boiler. Also, on the ground floor, is a cloakroom and an additional reception room that could be used as a study or third bedroom. Once upstairs, the landing is light and bright with a large double glazed window and access to the two double bedrooms and new family bathroom, which comprises of a four piece bath/shower suite. Outside, the front is laid to lawn with a block paved driveway and to the rear, there is a predominantly level garden, which is mainly laid to lawn, patio area and side access. This property also benefits from driveway parking leading to a large garage, double glazing and gas central heating.



GROUND FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# The Wye Partnership Hazlemere

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