





## Features

- Over 55s only
- Combi Boiler
- Quiet Cul-De-Sac Location
- Enclosed Rear Garden
- Chain Free
- Warden Controlled

The front door opens into an entrance hall with large storage cupboard and access to all rooms. The kitchen is fitted with a range of wall and base units with integrated electric oven and gas hob and extractor, space for washing machine and fridge freezer, combi boiler. The lounge/dining room is front facing with bay window and gas fire set in feature surround. Bedroom one is rear facing with a range of fitted wardrobes and views over the garden. Bedroom two has fitted wardrobes and patio doors onto the garden. The

spacious bathroom has a panelled bath with electric power shower over, pedestal basin, low level WC and part tiled walls.

Outside there is a good sized garden accessed through a side gate which is fully enclosed with garden shed, lawned area and well stocked borders. Directly outside the front door there is parking for one car.



This traditional Chiltern village has a Common at its centre, with a host of local stores, shops and public houses all within level walking distance of the property. The Holmer Green Sports Association is 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:

Lease term remaining: circa 110 years

Service charge: £2,366 per annum

EPC rating: C (72)

Council Tax Band: D





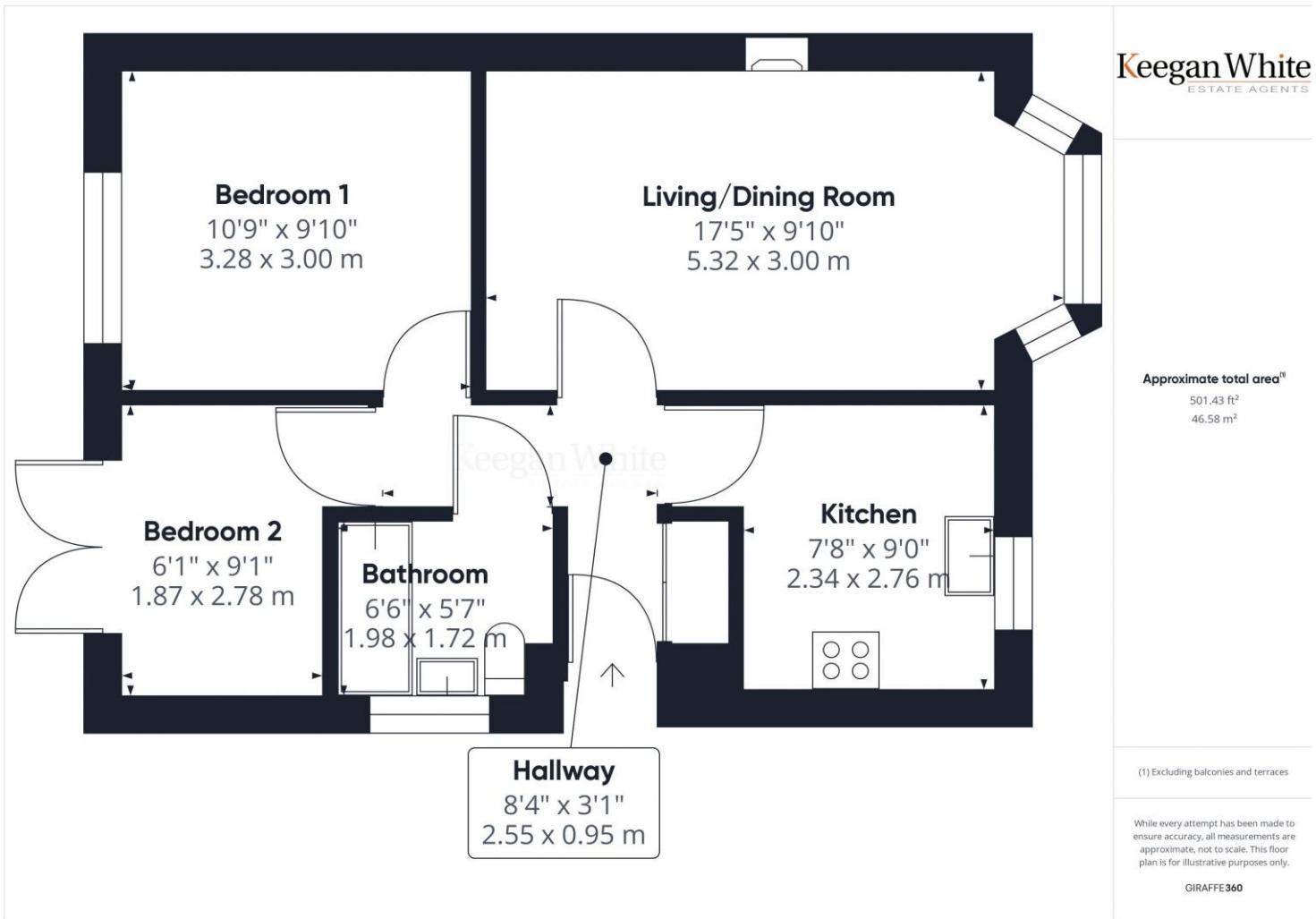
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