



Keegan White
ESTATE AGENTS

11 Fox Road | £475,000



Features

- No Onward Chain
- Well Maintained Property
- Open Plan Layout
- Garage
- Modern Bathroom
- Close to Village Centre

The front door opens into an entrance lobby that provides plenty of space for storing coats and boots and has the stairs rising to the first floor. A doorway leads into the sitting room that has windows to front aspect, the understairs cupboard and is open to the dining room to the rear that has patio doors leading out to the garden. There is an open archway to the kitchen which is well appointed with a wide range of storage units above and below the worktops, with a stainless steel sink and drainer, plumbing for a washing machine, window overlooking the garden and a doorway leading out to a rear lobby that has the back door to the garden. To the first

floor there is loft access and an airing cupboard on the landing, all three bedrooms have the added benefit of built in wardrobes, and the bathroom is a modern three piece suite comprising of tiling to floors and walls, heated chrome towel rail, vanity storage cupboard, close coupled WC, hand basin, panel bath with overhead shower and a frosted window to rear aspect. Externally, the property has gardens and driveway parking to the front, with an adjoining garage that has a rear to to the garden which can also be accessed via a side gate. The back garden is wider than it is long and is largely comprised of lawn with fencing to borders.



Fox Road is a quiet residential street between Watchet Lane and Browns Road, ideally positioned to take advantage of the village amenities. Holmer Green is a traditional Chiltern village with a Common at its centre, and has a good array of local shopping and public houses that are 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,

as well as good bus routes to High Wycombe and Amersham offering a wider range of High Street retailers and supermarkets. Over the years many people relocate to the area to enjoy the semi-rural life, with good schooling and commuting benefits.

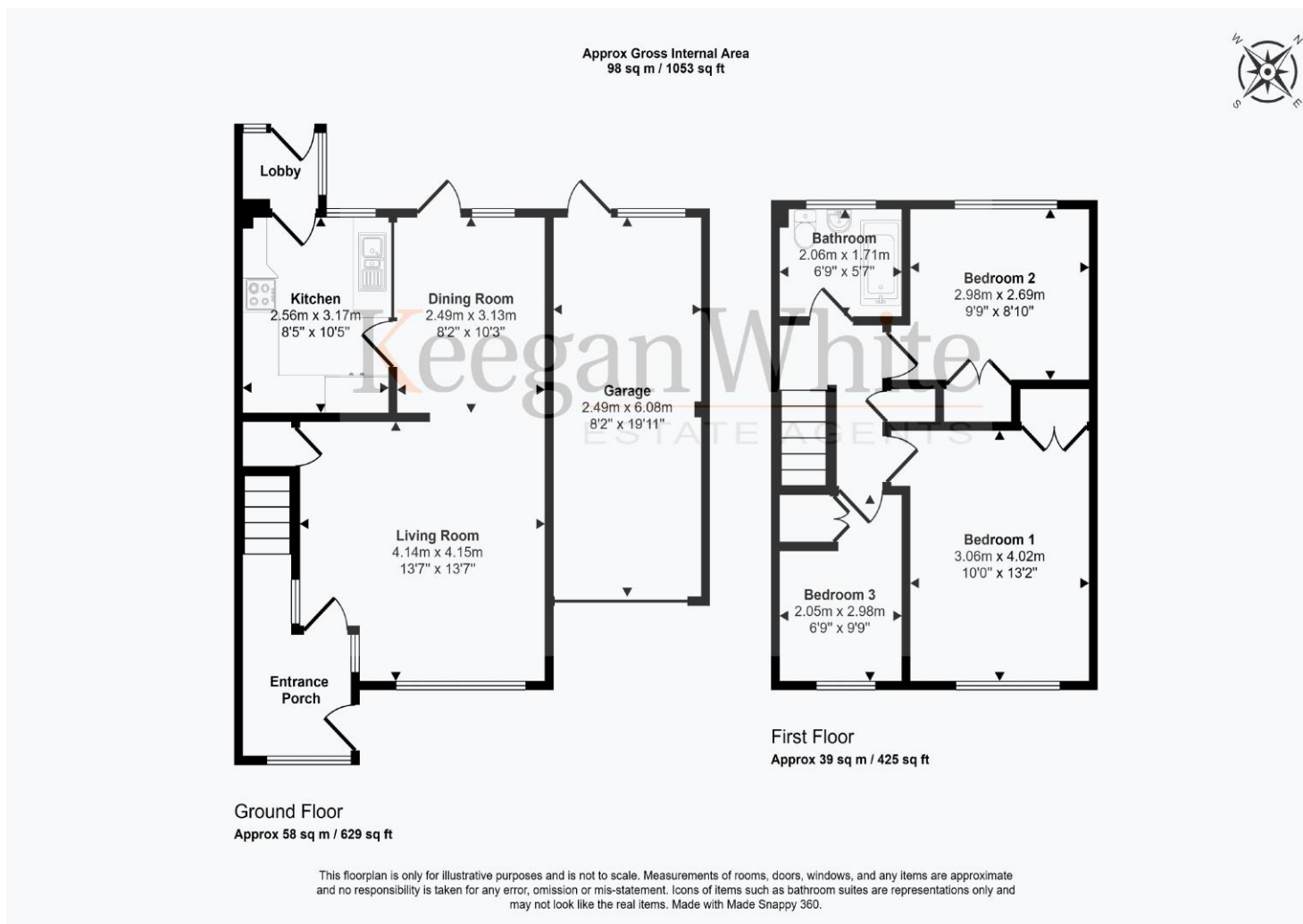
Additional Information:

Council Tax: Band E.

Energy Performance Rating: EPC D (63).

Gas Central Heating.





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