



Keegan White
ESTATE AGENTS

30 Hogg Lane | £599,950



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Features

- No Onward Chain
- Detached House
- Scope For Extension (STPP)
- Garage
- Fields to Front & Rear
- Walk To Village

With the main entrance to the side, the front door opens into a hallway with stairs rising to the first floor. To the front is the open plan lounge and dining room, with windows to front and side aspects. The kitchen is of a good size and is in need of modernising. To the rear of the kitchen is a small utility section that has a door that opens into a spacious conservatory. Also to the ground floor is a bedroom and guest cloakroom. To the first floor are two double bedrooms, with windows to front and rear, along with the family

bathroom that comprises of a panel bath, separate shower cubicle, hand basin, bidet, and WC, with a dormer window to side aspect. In addition, there is eaves & loft storage, along with an airing cupboard on the landing.

Externally, there is a lawned garden to front, with a driveway that leads down the side of the property to the garage at the rear. The back garden is of a good size, with patio, lawn and backs onto farmland.



Situated on a no through road, and within a short walk of the village amenities and schools, the property is ideally located for those looking to enjoy the benefits of living in a wonderful Chiltern village. Holmer Green has a decent array of local shops, including a pharmacy, hair and beauty salon, local Spar convenience store and greengrocer, and public houses all of which are within level walking distance of the property. The Holmer Green Sports Association is a social hub running numerous activities throughout the year, and has squash and

racquetball courts, amongst other things. Schools are important to many buyers, and Holmer Green Junior and Secondary Schools are well regarded. The village itself is located between the towns of High Wycombe and Amersham both of which offer train links into London and have a wider array of amenities and facilities.

Council tax band: F

Energy Performance Rating: 58 (D)



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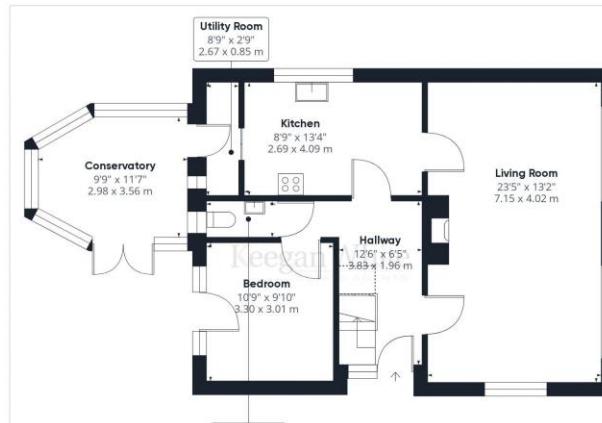


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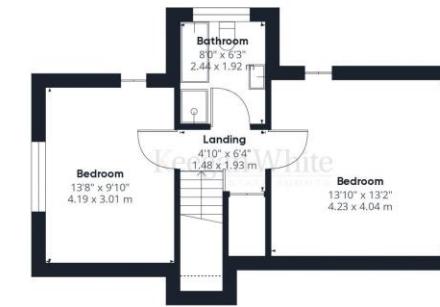


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1348.83 ft²

125.31 m²

Reduced headroom

5.88 ft²

0.55 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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