



Keegan White

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ESTATE AGENTS

14 Clementi Avenue | £450,000





## Features

- Vacant Possession
- Large lounge/diner
- Ground floor cloakroom
- Private rear garden
- Village location overlooking a green
- Driveway parking and garage

Overlooking a green, this semi detached house is offered in good condition. Upon entering the property through a double glazed front door, the property offers accommodation comprising; entrance hallway, ground floor cloakroom, through lounge/diner and a fitted kitchen.

To the first floor there are three bedrooms and a family bathroom fitted with a matching suite and shower over the bath.

Outside the rear garden has a decked seating area, a lawn surrounded by a wide variety of shrub and plant borders with a door leading to the garage with light and power. To the rear of the garage is parking for one car, with the opportunity to create an additional space. The front garden is laid predominantly to lawn with flower and shrub planting and an apple tree.



This traditional Chiltern village has a Common at its centre, with a host of local stores, shops and public houses. The schools are a major draw to the area with Holmer Green First, Junior and Senior Schools maintaining good standards of education. The Holmer Green Sports Association provides Squash and Racketball facilities, as well as being 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 details to be verified by a solicitor:

EPC Rating C

Council Tax Band D





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