



33 Orchard Way, Holmer Green, Buckinghamshire, HP15 6RF

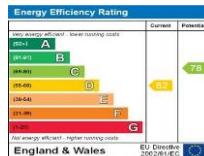
A beautiful, detached, chalet bungalow, which has been extended and modernised, and is situated in the village of Holmer Green.

Attractive Detached Bungalow | Extended And Modernised By The Current Owners | Entrance Hall | Living Room with French Doors To Garden | Kitchen/Breakfast Room | Three Bedrooms | Large Family Bathroom With Utility Cupboard | Cloakroom | Level Front Garden With a Wide Frontage | Driveway Parking | Garage | Enclosed Rear Gardens With Gated Side Access | Gas Central Heating | Double Glazing |

Superbly located, in the heart of this ever popular village, is this attractive, detached, chalet bungalow with deceptively spacious accommodation, which has been extended and updated throughout by the current owners, making it into a stunning home! There is a wide frontage that is mainly laid to lawn with driveway parking that leads up to a single garage. Once inside, there is a light and airy entrance hall that provides access to the whole of the ground floor. The new kitchen has been fitted with shaker style wall and base units, integrated dishwasher and fridge/freezer, Butler sink with flexi-spray mixer tap and door access to the rear garden. The living/dining room is of a good size, so to accommodate a dining table, and has a Victorian style column radiator and French doors leading to the garden. The family bathroom is modern and fitted with a four piece suite comprising a low level W.C., wash hand basin with traditional floor standing vanity unit, bath and separate shower. There is a separate cloakroom and utility cupboard that has plumbing for a washing machine and dryer. The property has three good size double bedrooms, two on the ground floor with fitted wardrobes and one on the first floor, which is dual aspect. Outside, to the rear, is a private, level garden, which is mainly laid to lawn and has gated side access. Other benefits include gas central heating and double glazing. This is a property that must be viewed to be appreciated.

Price... £635,000

Freehold



LOCATION

Quiet location.... Pretty and popular Chiltern village.... Village Common, Pond and Shops are a 5 minute walk.... Village shops include a pharmacy and convenience store.... Extensive range of shopping facilities in nearby Park Parade which includes a supermarket... 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 Station.... Metropolitan Underground Station in Amersham.... Three M40 access points about a 15 minute drive.... M25 and M1 motorways easily accessible....

DIRECTIONS

From the Hazlemere branch of The Wye Partnership, at the mini-roundabout take the first exit into Holmer Green Road and then at the next mini-roundabout take the second exit into Sawpit Hill. At the brow of the hill turn right into Wycombe Road, continuing as the road name changes to Browns Road and then before the shops, turn right into Orchard Way. The property will be found a short distance along on the left hand side.

ADDITIONAL INFORMATION

EPC RATING

D

COUNCIL TAX

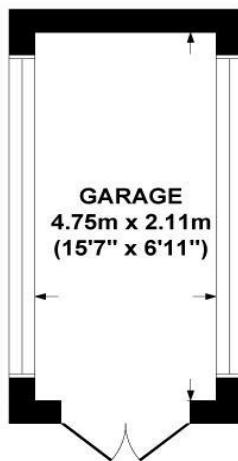
Band E

MORTGAGE

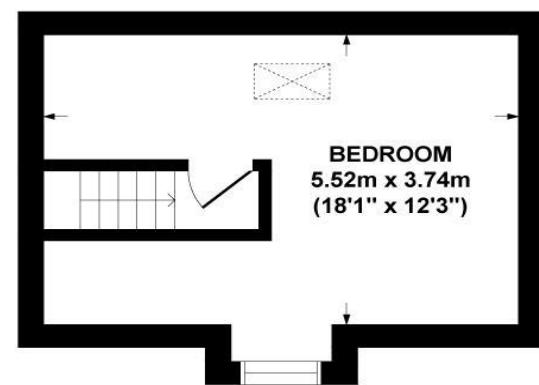
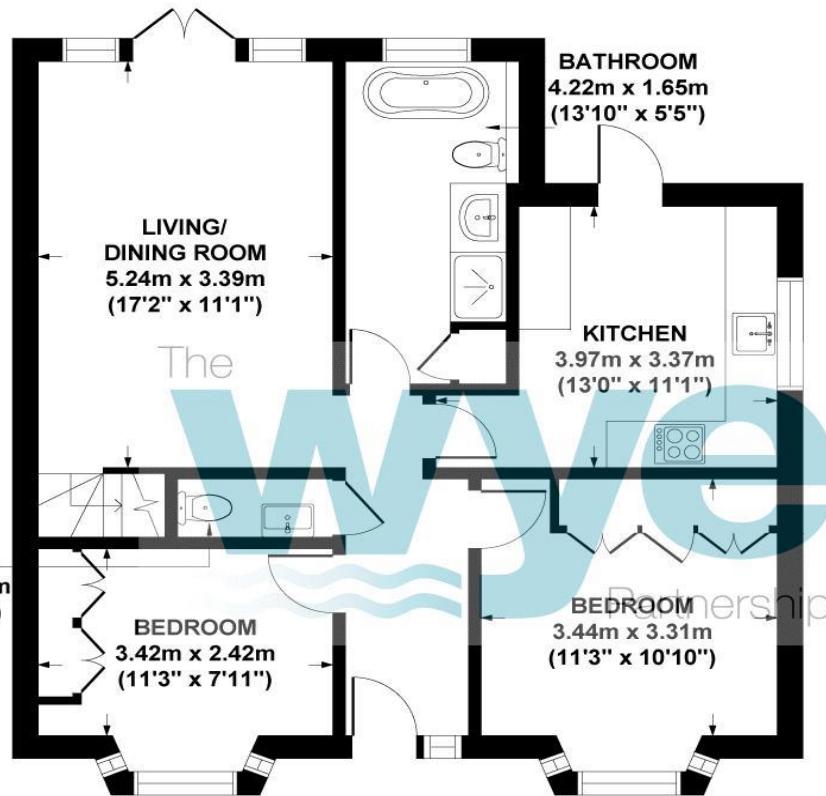
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





GARAGE
GROSS INTERNAL
FLOOR AREA 10 SQ M / 108 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 21 SQ M / 228 SQ FT



ORCHARD WAY, HOLMER GREEN, HP15 6RF
APPROX. GROSS INTERNAL FLOOR AREA 102 SQ M / 1095 SQ FT
(INCLUDING GARAGE)
FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership