



8 Penfold Lane, Holmer Green, Buckinghamshire, HP15 6XW

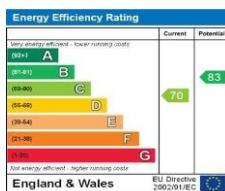
*A lovely family house, located on Penfold Lane, in the sought after Buckinghamshire village of Holmer Green with three bedrooms, garage, large driveway and presented immaculately throughout.*

Beautiful Village Location | Semi-Detached House | Driveway Parking For Several Cars | Single Garage | Entrance Hallway | Cloakroom/Utility Room | Living/Dining Room | Conservatory | Fitted Kitchen With Integrated Appliances | Three Good Size Bedrooms | Family Bathroom | Shower Room | Double Glazing | Gas Central Heating | Private Garden With Gated Side Access |

This semi-detached house has been improved over the years by the current owners and comes to market in excellent condition, and benefits from gas central heating and double glazing throughout. The accommodation comprises of an initial entrance hall with under stairs cupboard and a cloakroom/utility that has plumbing for a washing machine. There is a 23ft dual aspect living/dining room with French doors leading to a conservatory. The kitchen has been refitted with modern shaker style wall and base units, integrated appliances and overlooks the garden. Upstairs, is the family bathroom and three good size bedrooms; the principal has fitted wardrobes and the second bedroom benefits from a walk-in shower room and wash hand basin. The rear garden has an initial patio and then mainly laid to lawn with a gated side access. To the front of the house is a large driveway with parking for several cars and access to a single garage. Penfold Lane is much sought after, therefore early viewings of this fabulous house is advised.

## Price... Offers in Excess of £600,000

Freehold



## LOCATION

On the outskirts of this ever popular village yet just a short walk from the village shops, which includes a convenience store and pharmacy.... Further local amenities in neighbouring Hazlemere to include Library, Doctor, Dentist and more shopping facilities.... Village Pond and Common near-by.... Good village schools, which cater for children of all ages.... Catchment to excellent Grammar Schools.... High Wycombe (3 miles) and Amersham (4 miles) both with London bound trains.... Three M40 access points are approximately 15 minutes' drive with the M25 and M1 easily accessible....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Holmer Green Road and at the mini-roundabout take the second exit, ascending Sawpit Hill. At the brow of the hill, turn right into Wycombe Road and continue along as the road changes name to Browns Road and then goes through the village. At the end of the road (with The Common on your left) turn right into Penfold Lane and continue along where you will find the property on the right hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

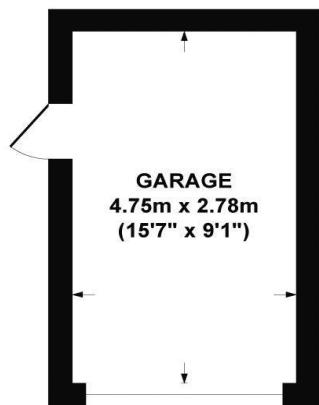
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### MORTGAGE

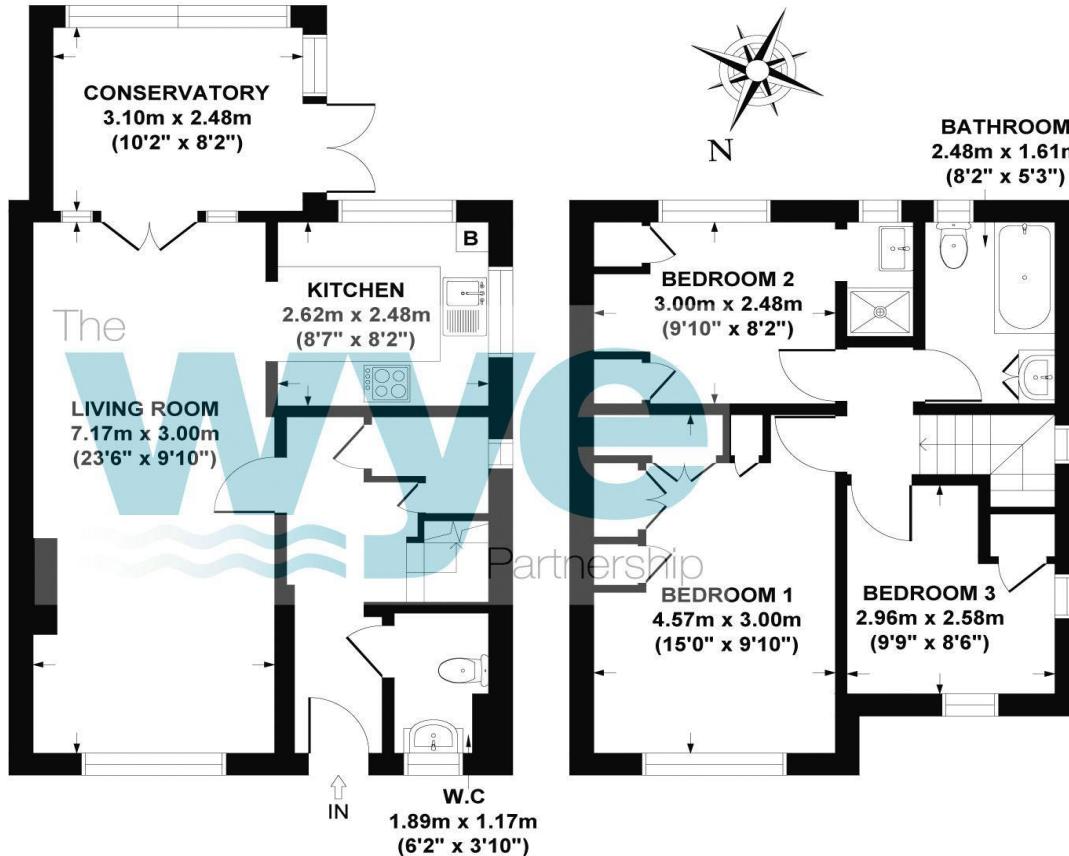
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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 13 SQ M / 142 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 48 SQ M / 525 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 38 SQ M / 419 SQ FT

**PENFOLD LANE, HOLMER GREEN, HP15 6XW**  
**APPROX. GROSS INTERNAL FLOOR AREA 99 SQ M / 1086 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership