

JNP



51 Georges Hill, Widmer End, Buckinghamshire, HP15 6BH

Offers over £475,000 *Freehold*

Situated in the village of Widmer End is this spacious and versatile semi-detached family home.

- Extended Family Home
- Semi-Detached
- Annexe capabilities
- Refitted Kitchen and Shower room
- 3 Double bedrooms
- 4th Bedroom on Ground floor
- Driveway Parking
- Enclosed Rear Garden
- EPC: D



Situated in the village of Widmer End is this spacious and versatile semi-detached family home. The property which has been altered to the ground floor offers an annexe area consisting of a living, kitchen and dining area. A double bedroom and an en suite. Of course, this area could quite easily be combined into the main house to offer flexible and spacious ground floor accommodation. The original part of the house offers a living and dining area, a generously sized refitted kitchen, both have doors accessing the rear garden. Upstairs, are three double bedrooms and a modern refitted shower room. As the house sides onto an open green, the garden is light and sunny and has an initial decking area and is then mainly laid to lawn, with gated side access and includes a shed/workshop with power and plumbing. The front of the property has a block-paved driveway, which would

accommodate two cars. Other benefits include gas central heating and double glazing. The property is situated just a stones throw from local amenities and bus routes. With highly regarded local schools also within walking distance. Local countryside offers beautiful walks through fields and woodland, making this an ideal family home.

Annual Maintenance Fee

Almost all of the properties within the Windmill Estate, Widmer End, are liable to pay an annual maintenance fee to Windmill Estate Management Company (WEMC). The annual fee for 2023/2024 is £95.00, due on 1st July of each year to cover the maintenance costs incurred by WEMC and is detailed on the Deed of Covenant pertaining to around 360 homes.

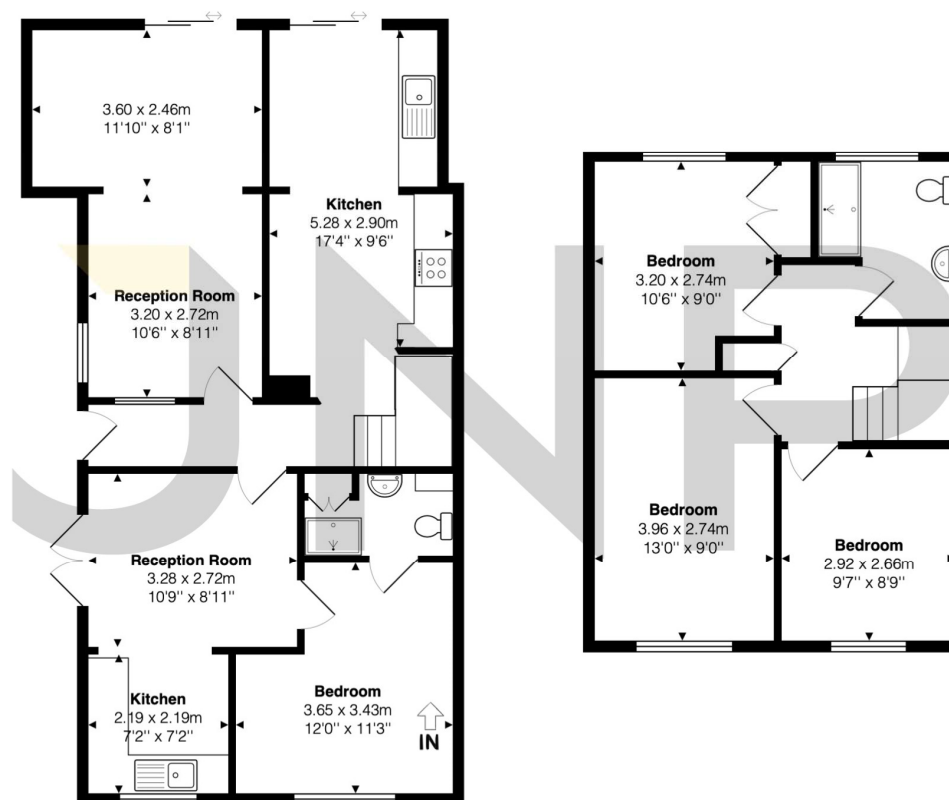
Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 112 SqM (1206 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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