



80 Watchet Lane, Holmer Green, HP15 6UH £950,000 *Freehold*

A Striking Four/Five Bedroom Detached Family Home Approaching a Quarter Of An Acre in a Fine Non Estate Location.

- Entrance Hall & Downstairs Cloakroom
- Excellent Size Living Room
- Kitchen/Breakfast Room
- Dining Room/Family Room
- Utility Room & Conservatory
- Five Good Size Bedrooms
- En-Suite & Family Bathroom
- Integral Garage & Driveway Parking
- Approaching Quarter of an Acre Plot
- Popular Village Location
- EPC: D



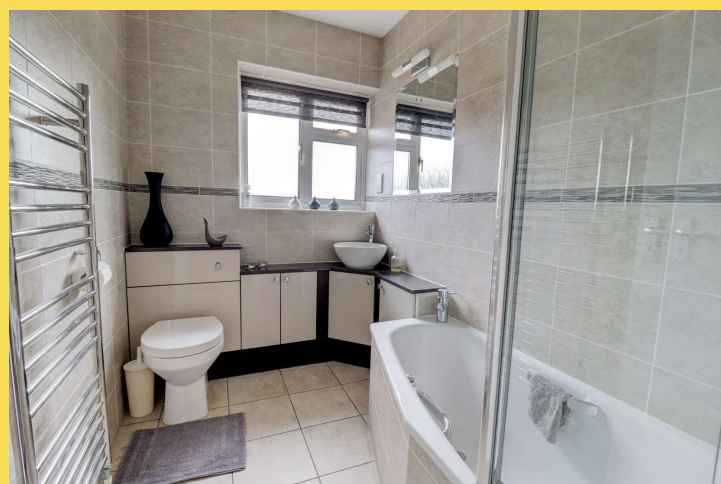
A unique opportunity to acquire this four/five bedroom detached family home situated on approximately a 211ft plot in length. The accommodation in brief comprises of; reception entrance hall with stairs to first floor and access to the cloakroom. The triple aspect living room is of good size and benefits from sliding doors to the rear garden and a feature fireplace. The kitchen/breakfast room is fitted in matching wall and base units and enjoys an outlook over the rear garden. Accessed off the breakfast area there is a utility room with access to the conservatory and integral garage. A spacious separate dining room/family room overlooks the front aspect. To the first floor, there are five good size

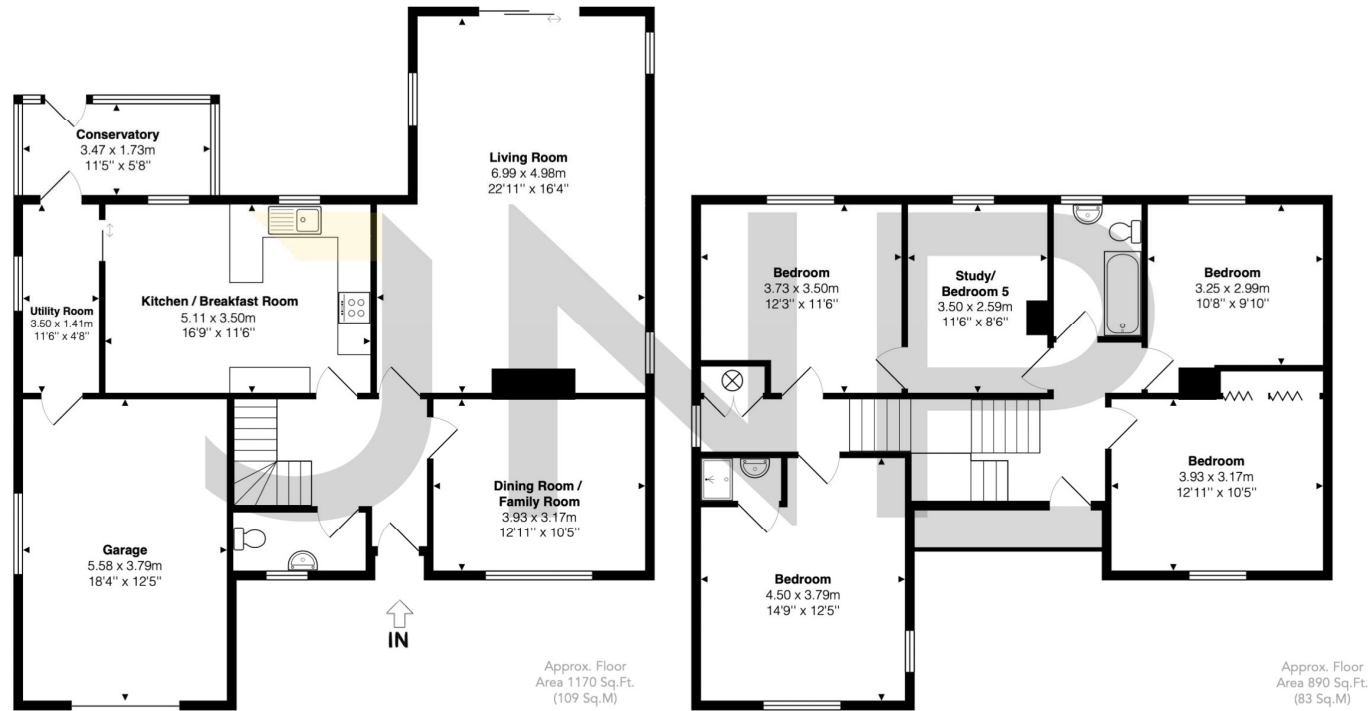
bedrooms, an en-suite shower room and a family bathroom off the large landing.

Outside, the front enjoys gated side access, access to the garage and driveway parking for several vehicles with an area of lawn and greenery. The good size rear garden is beautifully maintained, all enclosed by fencing and greenery ensuring a high degree of privacy.

As previously mentioned, the home is within the popular village of Holmer Green and is within walking distance of popular primary and

secondary schooling with the village centre being a short walk away where the pond, common and local shops and amenities can be found. Public transport is also only a stone throw away where bus links provide access into nearby towns of Amersham, Chesham and High Wycombe. For the commuter, mainline train station & underground links can be found in High Wycombe, Beaconsfield and Amersham providing access into London, Birmingham and Oxford respectively.





The approximate total area for the elements of the property represented on the floorplan is 191 SqM (2060 Sq.Ft)

Watchet Lane, Holmer Green, Buckinghamshire, HP15 6UH

This floor plan is provided by Expert Survey Solutions Ltd is 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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