



19 Orchard Way, Holmer Green, Buckinghamshire, HP15 6RF Asking price £575,000 *Freehold*

An Immaculate 1930's Semi- Detached Cottage Found In A Highly Sought-After Location

- No onward chain
- Potential to extend (Subject to planning permission)
- Modern Kitchen
- Utility Room
- Downstairs Cloakroom
- Three Good Sized Bedrooms
- Family Bathroom
- Detached Garage
- Parking For 4/5 Vehicles
- Good Size Private Rear Garden
- Character Features Throughout
- Popular Village Location
- EPC: E



JNP are pleased to offer this beautifully presented and extended three-bedroom semi-detached cottage with no onward chain located in the ever-popular village of Holmer Green.

The accommodation in brief comprises; a dining area to the front with stairs to the first floor and a feature fireplace, leading through to the sitting room enjoying patio doors onto the generous-sized rear garden. The kitchen is fitted with modern wall and base units which benefit from fitted appliances and access to the rear lobby area and downstairs cloakroom.

On the first floor, there are three bedrooms with the main bedroom enjoying a feature fireplace. There is also a three-piece family bathroom fitted in a matching white suite.

Outside, the front driveway provides parking for 4/5 vehicles with gated access to the garage and secluded rear gardens. The delightful rear garden has been beautifully maintained and enjoys a patio area, decking area and a large area of lawn, all enclosed by panel fencing and greenery, ensuring a high degree of privacy.

The property has the potential to extend subject to planning permission.

As mentioned, the property is situated in the village of Holmer Green. A popular Chiltern village offering an array of local shops and several highly regarded schools which are a major pull to the area. A common with children's play areas, and several local public houses. The Holmer Green Sports Association holds several social events as well as football, cricket and squash facilities. 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.

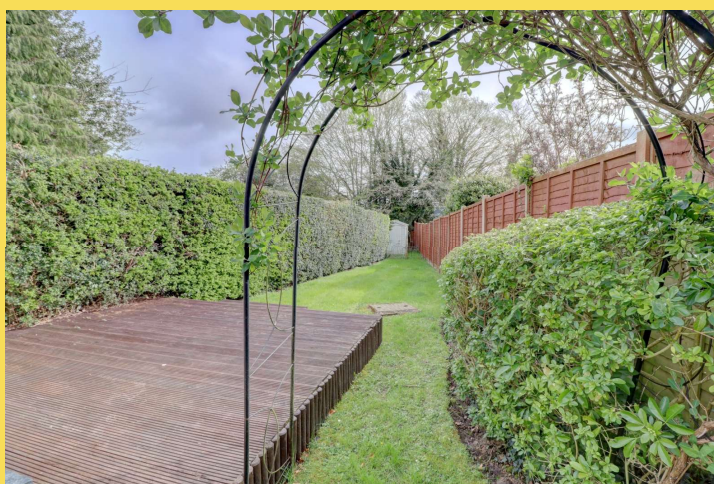
Freehold Notes
Council Tax band E. EPC band E.

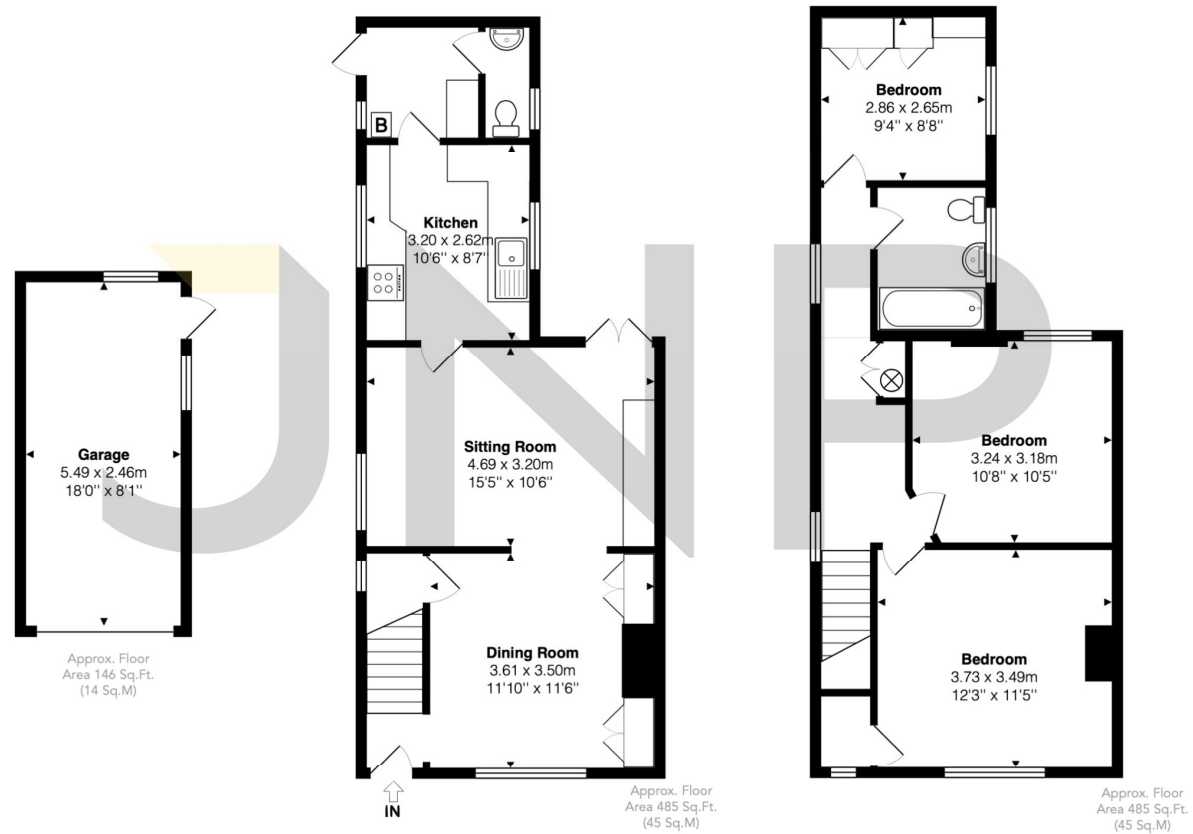
Agents Note

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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 104 SqM (1116 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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