



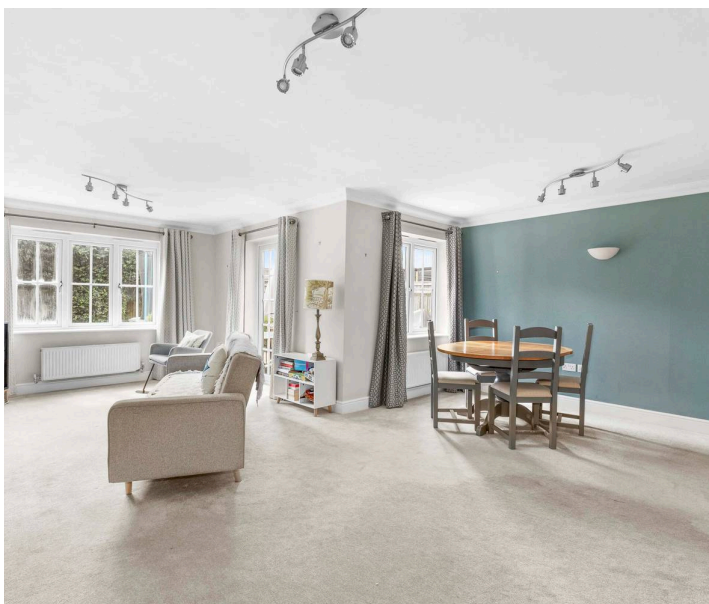
8 Gardener Walk, Holmer Green - HP15 6TX  
£750,000





- Situated on a no through private road in this popular village close to local amenities and excellent transport links
- Offered for sale with no onward chain is this four bedroom, link detached family home arranged over three floors - 1917 sq ft total

Holmer Green is a beautiful Chiltern village that has a number of local shops, a large pond with duck house and a village common. There are primary schools and preschools within easy walking distance. Residents also have access to an unusually wide selection of secondary schools, both state and independent. Surrounded by open land that forms part of the Metropolitan greenbelt, Holmer Green is an idyllic location that encourages walking, horse riding and cycling. It is a short drive to both Amersham to the east and High Wycombe to the southwest, while the nearest railway station is at Great Missenden, less than three miles away. Trains on the Chiltern line will reach Marylebone in just over 40 minutes, or from Amersham you can catch a Metropolitan line train direct to the city. Heathrow is about 25 minutes away, Gatwick, Luton and Stansted are all approximately an hour's drive.



**Council Tax band: G**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**



This well presented four-bedroom link detached house is nestled in a tranquil no-through private road in this sought-after village, conveniently located close to local amenities and great transport links. Boasting a prime position and offered for sale with no onward chain, this family home spreads elegantly across three floors.

Upon entering, you are greeted by a warm and inviting entrance hall that leads to a convenient downstairs cloakroom and a practical utility room. The heart of the home lies in the modern kitchen/breakfast room featuring granite worktops and integrated appliances. The expansive 22-foot sitting/dining room is flooded with natural light and provides seamless access to the rear garden through patio doors.

Ascending to the first floor, you will find bedroom two, complete with its own ensuite shower room, alongside two additional well-appointed bedrooms that share the family bathroom. Continuing to the second floor, the property unfolds to unveil a 22-foot main bedroom suite, complete with a dressing room and a ensuite shower room.

A feature of this property is the southerly facing rear garden, enveloped by boundary fencing and mature hedging, offering areas for outdoor relaxation and entertainment. Completing the package is ample driveway parking that leads effortlessly to an integral garage, presenting the potential for conversion subject to obtaining the necessary planning permissions.





## 8 Gardener Walk, HP15 6TX

Approximate Gross Internal Area

Ground Floor = 83.5 sq m / 899 sq ft (Including Garage)

First Floor = 60.0 sq m / 646 sq ft

Second Floor = 34.6 sq m / 372 sq ft

Total = 178.1 sq m / 1917 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



# Tim Russ and Company

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