



2 Darvills Meadow, Holmer Green - HP15 6ST

Guide Price £539,000

 **TIM RUSS**
& Company



- Offered for sale with no onward chain is this rarely available two double bedroom semi detached bungalow
- Situated in a tranquil setting, just a short walk to shops, transport links and all amenities of Holmer Green

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

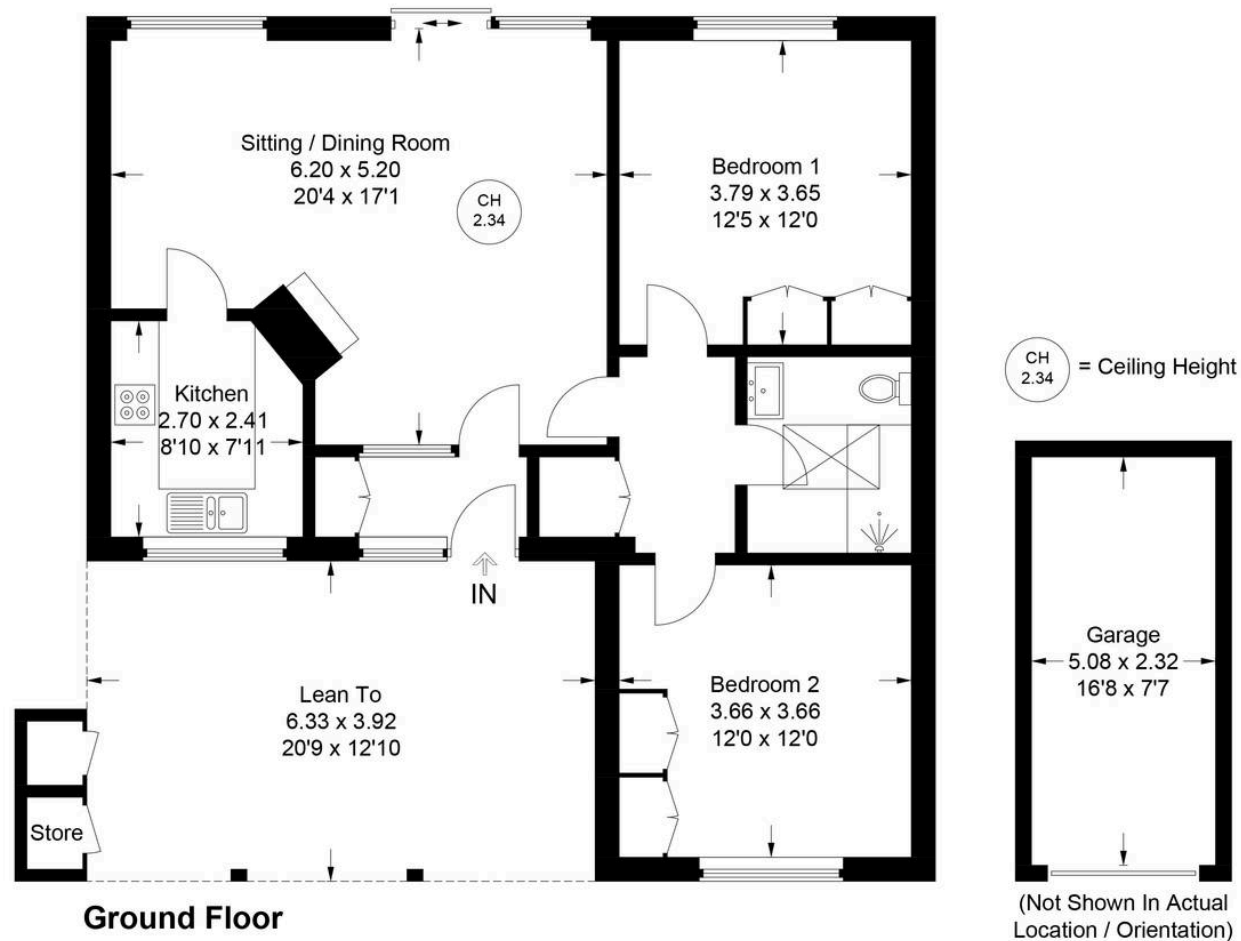


This charming 2-bedroom semi-detached bungalow is a hidden gem in the heart of Holmer Green with a real sense of community. Tucked away in a peaceful location, yet just a stone's throw away from all the conveniences you could wish for, this property offers a perfect blend of tranquillity and accessibility. With no onward chain, you can make this serene abode your own effortlessly.

Enter through a covered lean-to with seating area, ideal for soaking in the peaceful ambience of the neighbourhood. The accommodation has been lovingly refurbished and redecorated and really feels like home the minute you enter. Boasting a light-filled L-shaped living room with feature fireplace and patio doors leading out to a delightful sunny garden, a modern fitted kitchen, two double bedrooms with storage and a beautifully refitted shower room.

Step outside to discover a picturesque outdoor haven featuring a central flower bed, a handy greenhouse, and a storage shed for all your gardening essentials. Enjoy lazy afternoons on the patio or relax in the covered lean-to with your favourite book – the possibilities are endless. Plus, with the added bonus of a garage and off-road parking, this property has everything you need for a comfortable lifestyle.





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Approximate Gross Internal Area = 77.4 sq m / 833 sq ft

Garage / Store = 13.0 sq m / 140 sq ft

Total = 90.4 sq m / 973 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

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

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