

44 Orchard Road, Seer Green
Guide Price £582,000

Holly Cottage is a surprisingly spacious, 3-bedroom semi-detached family home perfectly situated in the heart of the soughtafter village. This picturesque village offers miles of scenic countryside walks, local shops, two inviting pubs, a school, new children's private nursery and a convenient train station with direct Chiltern route to London Marylebone and North to Oxford and Birmingham.

- Approx Sq Feet: 910 sqft
- Property Age Bracket: Edwardian (1901 1910)
- Council Tax Band: C
- EPC: D

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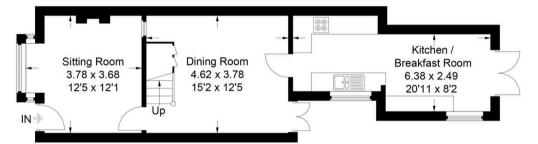
01494 680018 info@ashingtonpage.co.uk www.AshingtonPage.co.uk



Approximate Gross Internal Area Ground Floor = 47.5 sq m / 511 sq ft First Floor = 37.1 sq m / 399 sq ft Total = 84.6 sq m / 910 sq ft



First Floor = Reduced headroom below 1.5m / 5'0



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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