



30 Clementi Avenue, Holmer Green - HP15 6TN

Offers Over £600,000

 **TIM RUSS**
& Company



- Walking distance to all village amenities and desirable schools is this three bedroom detached family home offered for sale with no onward chain
- Situated at the end of a quiet cul de sac and backing onto countryside enjoying peaceful views
- Secluded, landscaped rear garden with tropical planting and mature shrubs offering bursts of colour and interest throughout the year

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.



Nestled within a well-connected neighbourhood, this charming three-bedroom detached house presents an ideal opportunity for those seeking a welcoming family abode. Conveniently positioned within strolling distance of all village amenities and esteemed schools, this property boasts the allure of a serene setting, situated at the tail end of a tranquil cul-de-sac with the added luxury of a picturesque countryside backdrop.

Upon stepping into the residence, a warm and inviting hallway greets you, complete with a convenient downstairs cloakroom. A spacious L-shaped living and dining room awaits, with feature fireplace and enhanced by patio doors leading to a sunlit conservatory. The kitchen, recently refurbished to a high standard, showcases an array of base and eye-level units, complemented by integrated appliances and providing seamless connectivity to both the conservatory and garage via a handy side door.

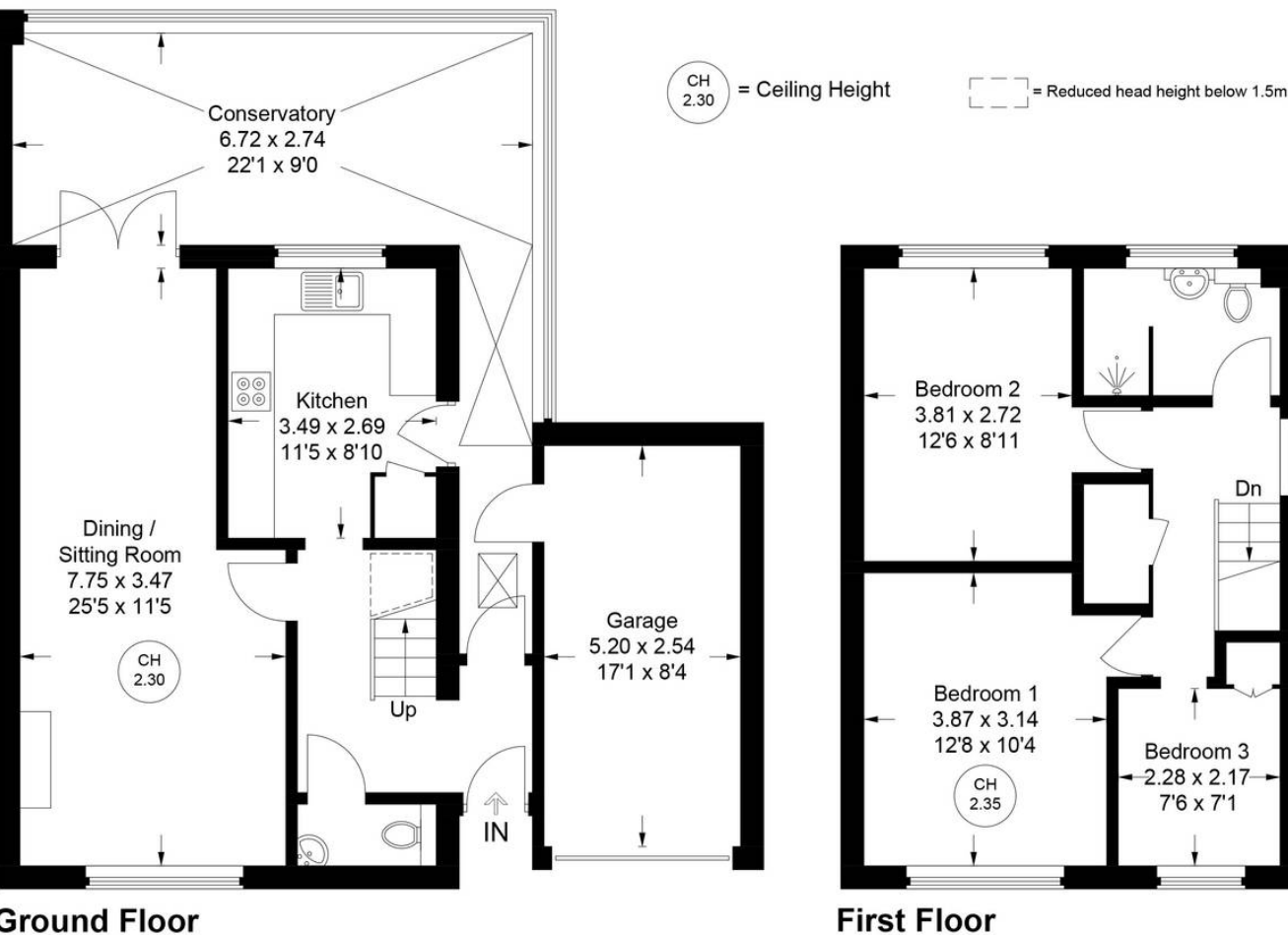
Accommodation is provided by two well-proportioned double bedrooms and one cosy single bedroom, each served by a modern walk-in shower room that has also been tastefully updated. The outside spaces of this property are equally impressive; an ample driveway offers convenient parking provisions, leading the way to a substantial garage for further convenience. To the rear lies a secluded and beautifully landscaped garden, characterised by its tropical planting and mature shrubs that promise a burst of colour and visual interest throughout the changing seasons.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





30 Clementi Avenue, HP15 6TN

Approximate Gross Internal Area
Ground Floor = 85.0 sq m / 915 sq ft (Including Garage)
First Floor = 41.8 sq m / 450 sq ft
Total = 126.8 sq m / 1365 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

Tim Russ & Co, 5 Penn Road - HP15 7LN

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

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.