



13 Holmer Place

Holmer Green

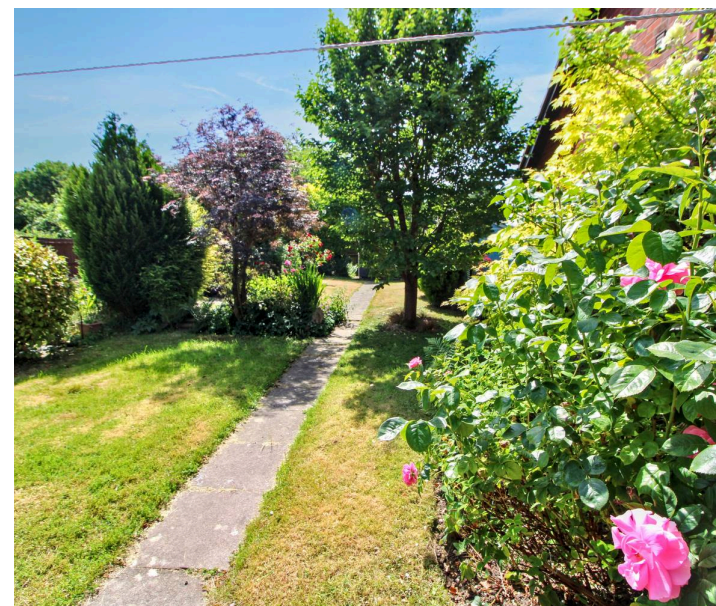
- Charming Semi Detached Bungalow - Shingled Driveway Parking Space
- Exclusively For The Over 55's With Warden On-Site - 24 Hour Emergency Pull Cord
- Two Bedrooms - Good Size Living/Dining Room - Double Glazing - Gas Central Heating
- Modern Kitchen - Modern Bathroom - Private Enclosed Garden
- Convenient Location With Shops and Amenities Nearby
- Private Garden - No Onward Chain

Level walk to village centre, only a few minutes away.... Selection of shops, pharmacy, greengrocer, hairdresser, newsagent, Spar convenience store and dentist.... A more extensive range of amenities are available at neighbouring Hazlemere including a supermarket, library and Doctors surgery.... Local common, pond and pubs all within the village.... Buses pass through the village serving High Wycombe (3 miles) and Amersham (4 miles) both providing fast London trains with Amersham Underground Station Metropolitan Line.... Heathrow Airport (16 miles).... Three M40 access points are only a 15 minute drive.... Most of the village is surrounded by delightful Chiltern countryside....

Council Tax band: D

Tenure: Leasehold - We have been advised there is approx 60 years remaining and the service charges are approx £635.00 per quarter.

EPC Energy Efficiency Rating: C



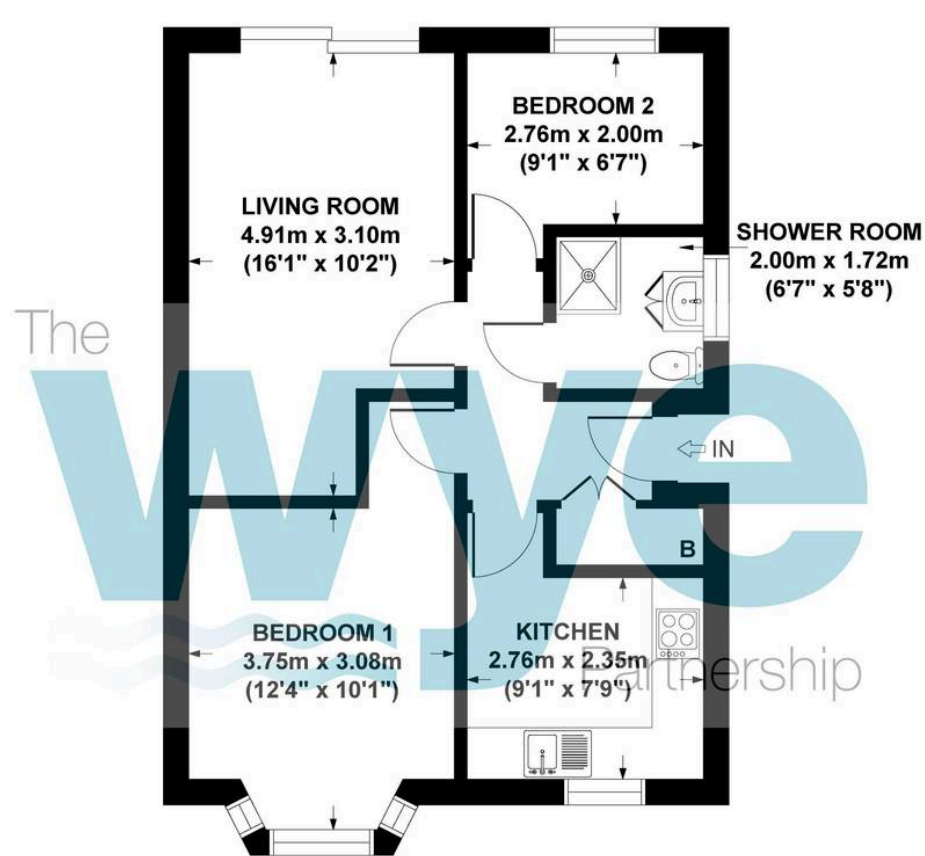
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Spacious, 2-bed bungalow for over 55s situated on a quiet cul-de-sac in Holmer Green with private garden and parking space. No onward chain.

This charming, two-bedroom, semi-detached bungalow, exclusively available to residents over 55, offers comfortable and secure living in a highly convenient location. The property features a welcoming entrance that leads into a spacious living and dining room, with patio door overlooking the garden. The modern Shaker-style kitchen, which is 4 years old, is well appointed with ample storage and worktop space and both bedrooms are generously sized. The contemporary bathroom, which is circa 2 years old, is finished to a high standard and comprises a low level W.C, wash hand basin and shower cubicle. The property has double glazing and gas central heating throughout and also benefits from a shingled driveway parking space, which is immediately in front of the bungalow, providing easy access and convenience. Residents will appreciate the peace of mind offered by the on-site warden and a 24-hour emergency pull cord system (designed to provide assistance when needed). Its location is particularly advantageous, with a variety of shops and amenities situated nearby, as well as a bus route running through the village. The private garden offers a secluded outside space with an initial patio and then mainly laid to lawn with a shed and gated side access. This well-maintained home presents an excellent opportunity for those seeking independent living within a supportive environment, combining modern comforts with practical features tailored to the needs of the over 55s. The bungalow is offered with no onward chain.





GROSS INTERNAL
FLOOR AREA 51 SQ M / 550 SQ FT

HOLMER PLACE, HOLMER GREEN, HP15 6TT
APPROX. GROSS INTERNAL FLOOR AREA 51 SQ M / 550 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership Hazlemere

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

