



51 Beech Tree Road, Holmer Green - HP15 6UR

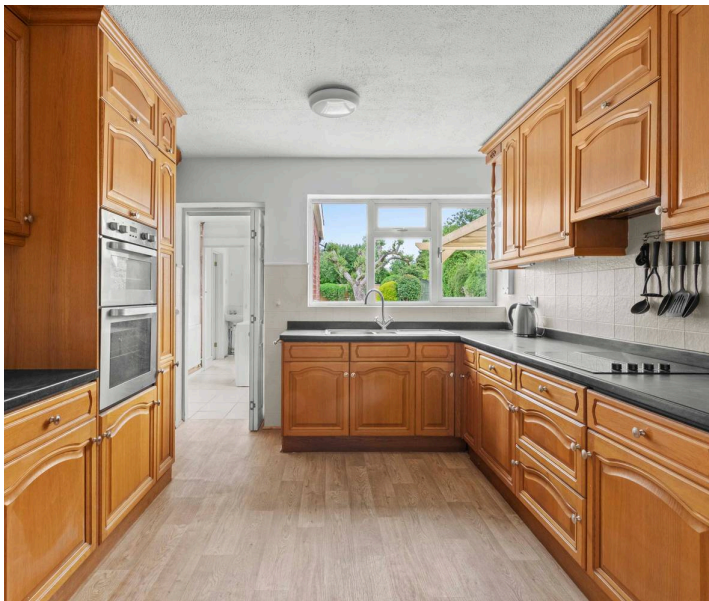
Guide Price £675,000

 **TIM RUSS**
& Company



- Offered for sale with no onward chain and set on a lovely south facing mature plot is this rarely available three/four bedroom detached bungalow
- Ideally located for all 3 village schools, a short level walk to shops, sporting facilities and long country woodland tracks and footpaths

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: F

Tenure: Freehold

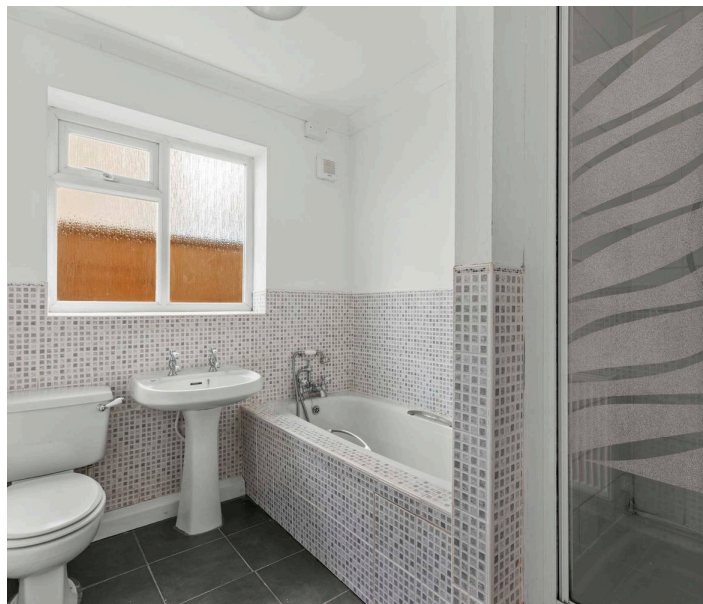
EPC Energy Efficiency Rating: D

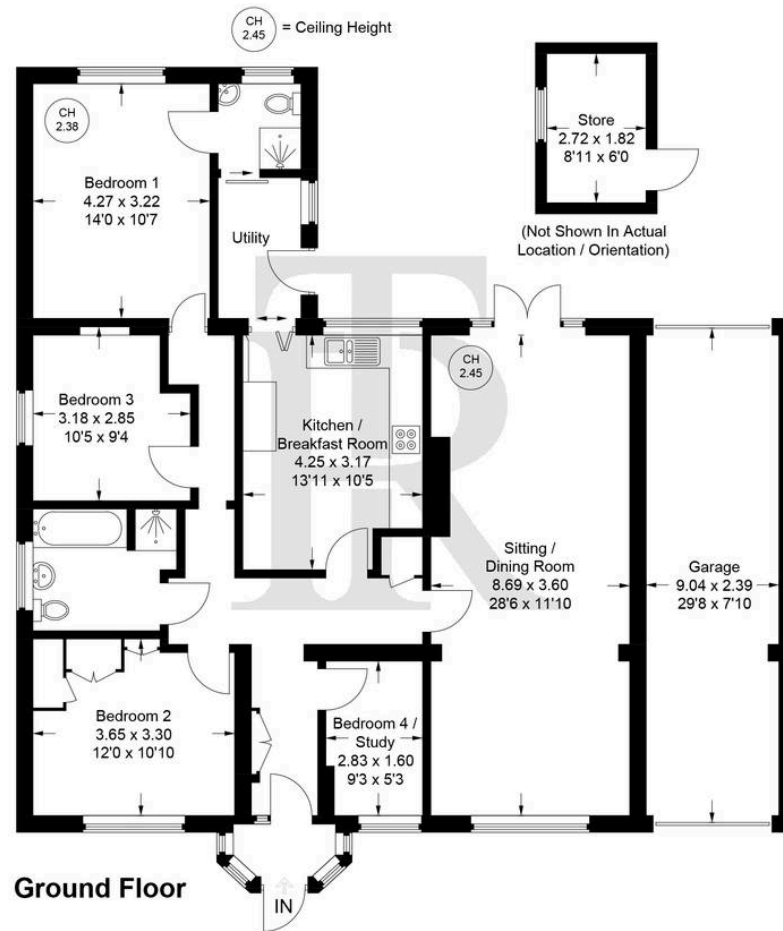


Offered for sale with no onward chain, this rarely available detached bungalow presents an exceptional opportunity for families, ideally situated within easy reach of all three village schools and just a short, level walk from local shops, sporting facilities, and scenic woodland tracks.

The spacious and flexible accommodation includes a generous 28'6 x 11'10 double aspect sitting/dining room, complete with a feature fireplace and patio doors that allow for an abundance of natural light. The well equipped kitchen/breakfast room features a comprehensive range of base and eye level units, integrated appliances, and a separate utility room for added convenience. The principal bedroom benefits from an ensuite shower room, while two further double bedrooms (one with fitted cupboards) and an additional single bedroom or study provide ample space for family, guests, or home working. The family bathroom is fitted with a bath and a separate walk in shower, catering to a variety of needs.

Additional practical features include driveway parking for two cars and a substantial 29'8 x 7'10 garage, offering excellent storage or workshop potential. This property combines comfort, flexibility, and a prime location, making it a superb choice for those seeking a well proportioned bungalow in a desirable village setting. Early viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.





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Approximate Gross Internal Area
 Ground Floor = 118.5 sq m / 1275 sq ft
 Garage / Store = 25.7 sq m / 277 sq ft
 Total = 144.2 sq m / 1552 sq ft

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

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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