

# Parish Piece

Holmer Green | Buckinghamshire



binks



# Parish Piece

## Holmer Green | Buckinghamshire



*An immaculately presented four double bedroom family home in the sought after village of Holmer Green. This spacious semi detached property built in 2013 offers excellent living space, a generous garden, parking for several cars and the potential for side and rear extension (subject to planning)*

### ACCOMMODATION

- Entrance Hall
- Downstairs WC
- Utility Room
- Living Room
- Dining Room
- Four Double Bedrooms
- En-suite Shower Room
- Family Bathroom
- Four Double Bedrooms
- Integral Garage

### SPECIFICATION

- Beautiful solid oak flooring through out the ground floor
- High specification interior
- Contemporary fitted kitchen
- Large front and rear gardens mainly laid to lawn
- Double glazed windows throughout.
- Hot water under floor heating to ground level
- Single Garage and ample parking to front
- Large side access with shed storage
- Potential for side and rear extension (STP.). Plans available to potential applicants.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this document.



Holmer Green is a delightful village surrounded by the beautiful Chiltern Hills countryside yet close to nearby Amersham and High Wycombe. The village centre has local shops, a doctor, dentist, churches, pubs and a children's playground.



The towns of High Wycombe and Amersham are only a few minutes' drive away and offer an additional selection of shops, restaurants, recreational facilities and access to and highly regarded schools in both the public and private sector.



For commuters, the nearby High Wycombe mainline stations offers regular services into London Marylebone. Alternatively, nearby Amersham provides a convenient service via the Metropolitan line into the City or Chiltern Line into Marylebone.

## THE PROPERTY:

Entrance Hall with beautiful oak flooring continuing through to reception rooms. Underfloor heating throughout the ground floor with individual Heatmiser room thermostats.

Large understairs storage cupboard with light, carpeted stairs to first floor, security alarm panel and doors to kitchen, utility room, cloakroom, reception rooms and integral garage.

Kitchen with range of wood effect wall and base units, Belfast sink with views to the front garden, mixer taps, quartz worktops, breakfast bar area with space for two stools, integrated Bosch dishwasher, space for large fridge/freezer, Neff five ring burner gas hob and Neff extractor above, eye level built-in Bosch double electric oven, TV point, downlights, tiled floor and Roman blind.

Cloakroom with white suite comprising low level WC, hand basin set over vanity unit, mixer taps, tiled flooring, obscured window to side aspect, extractor fan.

Spacious Sitting Room with double doors opening onto the patio with attractive views to the rear garden, wall lights, TV and telephone point.

Dining Room with double doors to the rear garden, TV and telephone point.

Utility Room with useful range of wall and base units, single drainer stainless steel sink, mixer taps, space and plumbing for washing machine and tumble drier, part-tiled walls, downlights, part-glazed door to the side of the property leading to the garden.

Single integral garage with white electric up and over door. Worcester boiler and pressurised hot water cylinder. Manifold for underfloor heating.









Stairs with half turn to first floor. Landing with access to part boarded loft with light and pulldown ladder. Radiators and continuation of carpet to all bedrooms.

Bedroom One with double glazed window to rear aspect, John Lewis fitted wardrobes offering hanging rails, drawer storage and shoe storage, two matching chests of drawers, roller blind, TV and telephone point.

En-suite shower room with white suite comprising wash hand basin set over vanity unit, mixer taps, shower cubicle with sliding door and Mira shower, low level WC, chrome heated towel rail, fully tiled walls and floor, extractor fan.

Bedroom Two with double glazed window to front aspect, roller blind, desk and wardrobe, TV and telephone point.

Bedroom Three with double glazed window to rear aspect, roller blind, two fitted double wardrobes, TV and telephone point.

Bedroom Four with double glazed window to front aspect, Roman blind, TV and telephone point.

Family Bathroom with white suite comprising panelled bath with Mira shower above and curved shower screen, wash hand basin set into vanity unit, mixer taps, low level WC, chrome heated towel rail, fully tiled walls and floor, extractor fan and obscure glazed window to side aspect.







## EXTERNALLY:

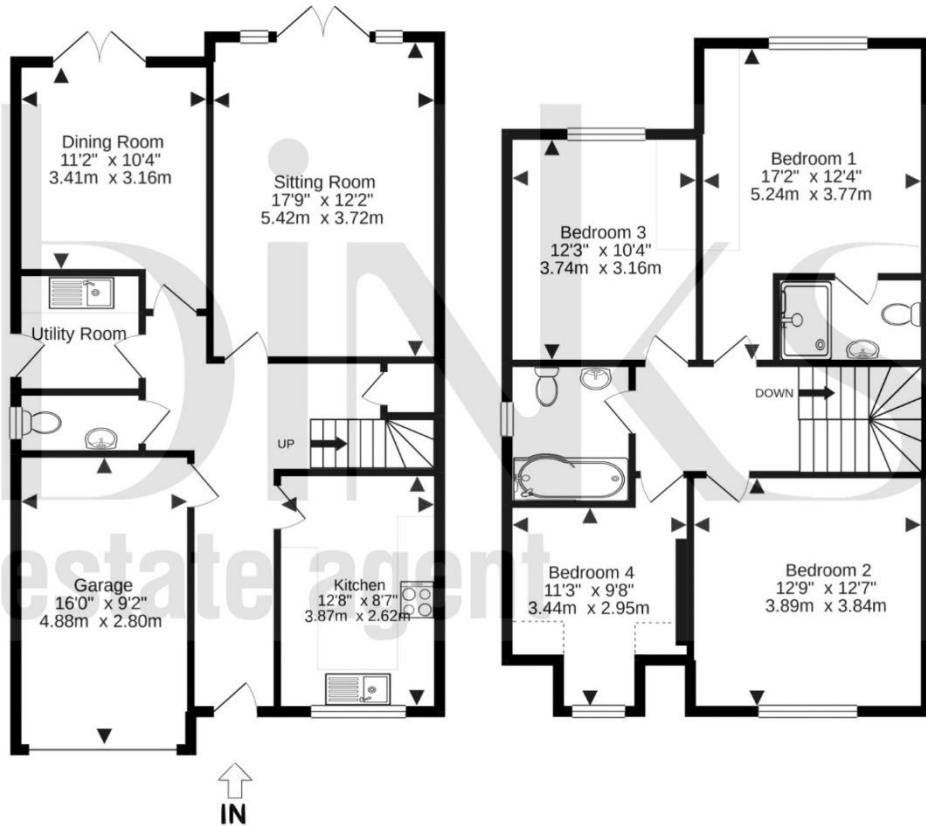
Front garden with block paved driveway offering ample parking for several cars, lawn and ornamental cherry trees and box hedging to the boundary.

Rear Garden with a generous paved patio, mainly laid to lawn, with selection of apple trees and wood panelled fencing. Large wooden shed to the side, gated side access, external power points and outside tap.

## Parish Piece, Holmer Green, Buckinghamshire, HP15 6SW

Approx. Gross Internal Area

153 Sq M – 1647 Sq Ft



### OTHER IMPORTANT DETAILS

- TENURE: FREEHOLD
- POSTCODE: HP15 6SW
- BUCKINGHAMSHIRE COUNCIL TAX BAND F:- £2,795.59 (FOR THE PERIOD APRIL 2021 TO MARCH 2022)
- SINGLE GARAGE
- AMPLE PARKING TO FRONT OF PROPERTY
- REAR GARDEN WITH ACCESS
- EPC - B



These particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the services specified, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. It should not be assumed that carpets, curtains or any other fixtures and fittings are included in the sale unless specifically referred to in the particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

Reference: V1 - Oct 2021 © Binks (Sales & Lettings) Limited 2021. ALL RIGHTS RESERVED AND COPYRIGHTED.

01494 434234

Perronet House Hill Avenue  
Amersham Buckinghamshire HP6 5BT  
[binksweb.com](http://binksweb.com) [sales@binksweb.com](mailto:sales@binksweb.com)

