

Last Chance — One House



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9 Silverwood Place | £775,000



Features

- 10 Year New Build Warranty
- Brand New Development
- Three Bed Semi-Detached
- Three Bath/Shower Rooms
- Modern Open Plan Kitchen/Family Room
- High Specification Finish

Silverwood Place is an exclusive development of family homes being constructed by 'Beeks Building Contractors & Developers' who are a highly regarded local developer renowned for their distinctive attractive designs and high quality finish. Please note that this property is under construction, and the virtual tour and photos are of an identical property that has been sold.

The front door leads into an entrance hallway with stairs rising to the first floor and independent access to all rooms, including a sitting room, an

open plan kitchen diner, a separate utility room and a guest WC. To the first floor is the family bathroom, and two double bedrooms with one of these having a four piece ensuite bathroom. Stairs rise from the first floor landing to the second floor where there is another double bedroom with eaves storage and an ensuite shower room. Externally, to the rear of the house is an enclosed garden backing on to an orchard offering privacy and seclusion. To the front there is a driveway providing off street parking. Optional extras, such as flooring and tiling can be discussed and added, subject to availability and timing.



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Holmer Green is a large well developed village within the Chiltern Hills and is surrounded by some of the most beautiful countryside that South Buckinghamshire has to offer. A wide range of facilities are within easy walking distance including a shopping parade, cafe, public houses and sporting facilities. The village offers excellent schooling for children of all ages and is also in the catchment area for Grammar Schools for both boys and girls. Regular public transport links Holmer

Green with the towns of High Wycombe and Amersham which offer a greater range of shopping facilities. High Wycombe has a mainline railway station with a London Marylebone service (22 minutes), Amersham has an underground station on the Metropolitan line linking Baker Street. Junctions 2/3/4 of the M40 are within a 10 minute drive linking London and Oxford. The M25 Can be accessed from Chorley Wood.



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Approximate total area¹⁾

1642.51 ft²

152.59 m²

Reduced headroom

50.96 ft²

4.73 m²

Excluding balconies and terraces

⌊ Reduced headroom
(below 1.5m/4.92R)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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