

7 Candytuft Green, Widmer End, Buckinghamshire, HP15 6BX



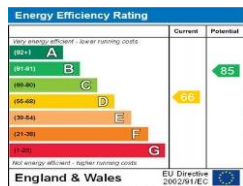
*An impressive semi-detached house, presented to the market in excellent condition and located opposite a quiet green, in the sought after village of Widmer End with good local schooling and amenities.*

Semi-Detached House | Garage With Extra Storage Space | Driveway Parking | Entrance Hall | Large Living Room | Dining Room Fitted Kitchen | Three Double Bedrooms | Large Family Bathroom | Private Garden With Gated Side Access | Modern Double Glazing | Gas Central Heating | Potential To Extend STPP |

A wonderful opportunity to acquire this beautiful family home, which has been modernised throughout by the current owner. Since purchasing the house in 2012, the vendor has also updated the gas central heating system (including a new hot water cylinder and new radiators), installed double glazing and replaced the kitchen and bathroom. There is an initial driveway to the front leading to a garage, which has extra storage space. The porch leads through to a large living room that could be partitioned to provide a separate study or children's playroom. The kitchen is fitted with shaker style wall and base units and there is a separate dining room with French doors to the garden, which lends itself to being knocked through to provide an open plan kitchen or to be extended (STPP). The beauty of these properties are that they have three double bedrooms upstairs, plus a large four piece suite bathroom, which comprises a low level W.C., wash hand basin, shower cubicle and bath. The garden is mainly laid to lawn with an initial decking area, gated side access and its flower filled borders. A must see house that's not to be missed!

**Price... £475,000**

**Freehold**





## LOCATION

Part of the consistently popular Windmill development comprising houses and bungalows of varied style.... Local convenience store a 2 minute walk.... Catchment for the popular Widmer End school.... Catchment for Sir William Ramsay and Holmer Green Senior Schools.... Catchment for the excellent Grammar Schools.... Buses pass along Georges Hill to Great Missenden (3 miles) and High Wycombe (2 miles) both with London trains, the latter providing a 25 minute service.... Commuter towns Amersham and Beaconsfield a 10 minute drive with Amersham having an Underground train service.... Three M40 access points a 10/15 minute drive away.... Neighboring village Hazlemere provides a wide range of amenities including a supermarket, doctors, dentist, library and pharmacy.... Countryside walks nearby....

## DIRECTIONS

From The Wye Partnership office in Hazlemere at the crossroads leave via Holmer Green Road down the hill. At the mini-roundabout turn left into Western Dene and then second right into Primrose Hill. Proceed up the hill and take the second left into Georges Hill and then second left into Columbine Road. Continue along taking the third turning on the right and the property can be found on the left hand side identified by a Wye Partnership 'For Sale' Board.

## ADDITIONAL INFORMATION

Our clients have informed us that there is a yearly charge of approximately £95 payable to the Windmill Association for the upkeep of the local area.

## COUNCIL TAX

Band D

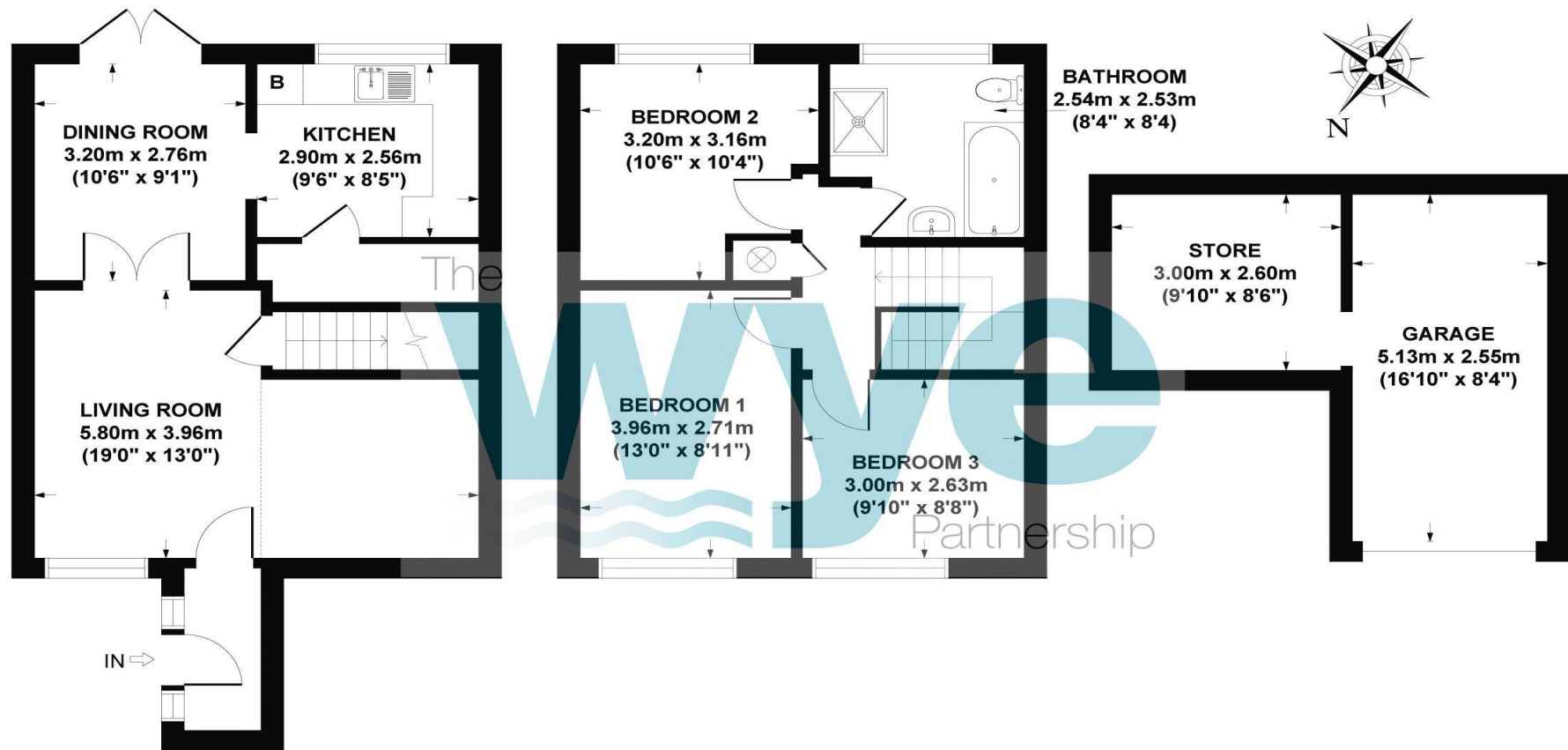
## EPC RATING

D

## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 45 SQ M / 485 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 42 SQ M / 457 SQ FT

GARAGE  
GROSS INTERNAL  
FLOOR AREA 21 SQ M / 229 SQ FT

**CANDYTUFT GREEN, WIDMER END, HP15 6BX**  
**APPROX. GROSS INTERNAL FLOOR AREA 108 SQ M / 1171 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership