



**2 Rossetti Place, Holmer Green, Buckinghamshire, HP15 6XA**



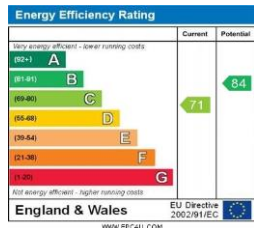
*An elegant family house, located in a much sought after Holmer Green cul-de-sac, with garage and driveway parking and No Onward Chain.*

Sought After Holmer Green Location | Dissimilar Semi-Detached House | Ample Driveway Parking | Garage | Storm Porch | Entrance Hallway | Study/Bedroom Four | Kitchen/Breakfast Room | Dining Room | Living Room | Three Bedrooms | Family Bathroom | Southerly Facing Garden | Gated Side Access | Gas Central Heating | Double Glazing | No Onward Chain |

Rarely do houses on this small, Holmer Green cul-de-sac become available and not to be missed, is this dissimilar semi-detached house, which has an amazing curb-appeal and comes to market with no onward chain and potential to extend STPP. To the front of the house, is a shingle driveway leading to a wooden garage and an initial storm porch before entering the property. A light and airy hallway leads to a good size kitchen/breakfast room, which is fitted with an array of wall and base units, breakfast bar and overlooks the garden. There is a large living room through to dining room with French doors providing access to the garden. The study has a front aspect view and can be used as a fourth bedroom, plus downstairs is completed with the all-important cloakroom. Upstairs, there are three bedrooms with the principal enjoying dual aspect views and there is a bathroom comprising of a three piece suite. Outside, is a southerly facing garden, which is mainly laid to lawn and has a gated side access. A property that must be seen to appreciate its size and potential.

**Price... £575,000**

Freehold





## LOCATION

Quiet village cul-de-sac.... Close to The Common.... Local shops and village amenities a short walk away, which include a pharmacy and convenience store.... Extensive range of facilities in near-by Hazlemere, which include a supermarket, doctor and dental surgery.... Very friendly local village community.... Good local schools for children of all ages.... Catchment to the excellent Grammar Schools.... On the edge of beautiful countryside.... Access to the M40 within a 10/15 minute drive.... Local bus service runs through the village.... High Wycombe train station with access to London within a 10 minute drive.... Amersham underground train station within a 15 minute drive....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership, leave the crossroads along the Holmer Green Road and at the next mini roundabout take the second exit and ascend Sawpit Hill, continuing as the road changes name to Watchet Lane. Continue to the end of the road, at the next mini-roundabouts turn right into Beech Tree Road. Continue along and take the fourth turning on the right into Rossetti Place and the property can be found on the right hand side identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

C

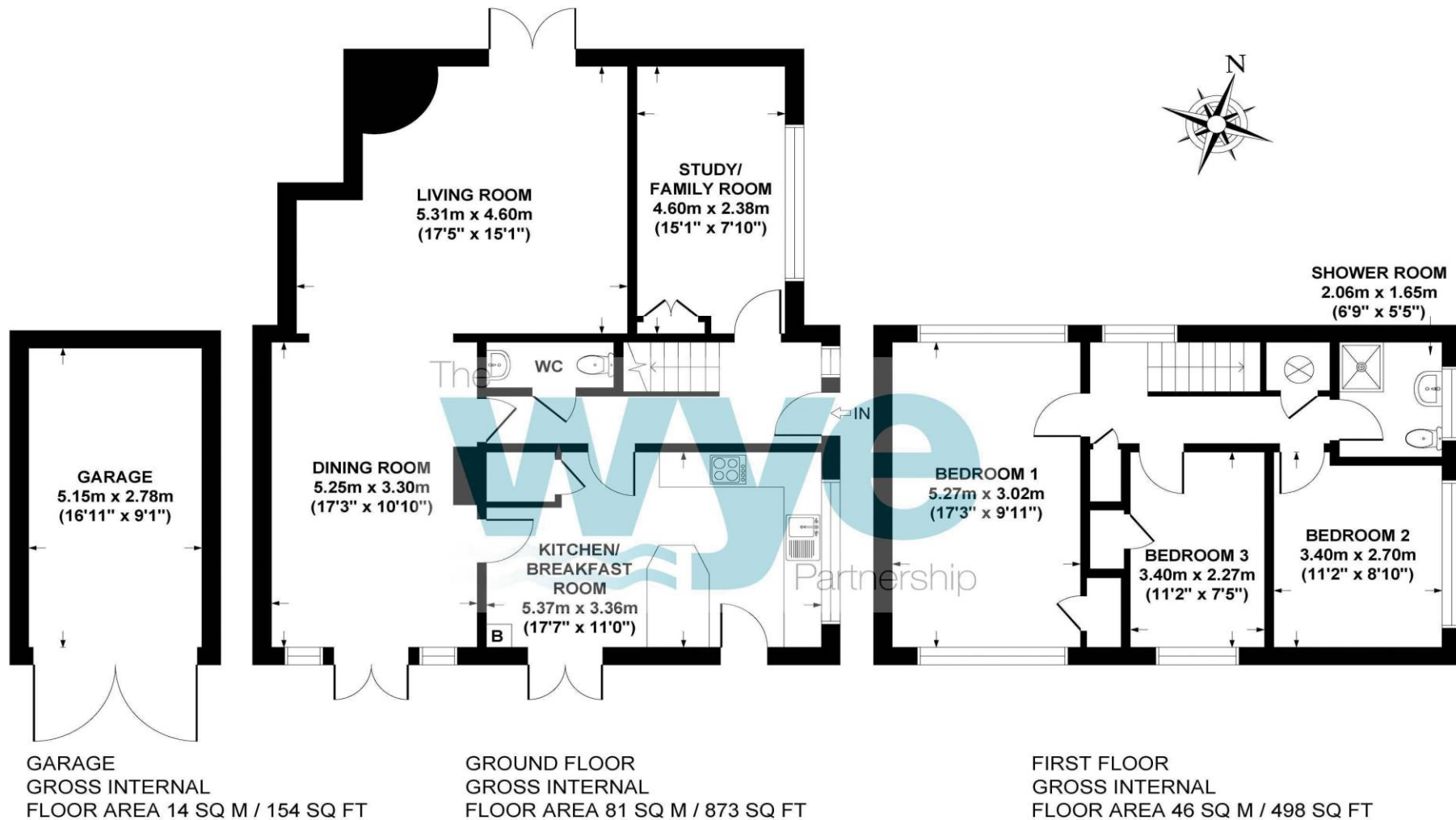
## MORTGAGE

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

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*







**ROSSETTI PLACE, HOLMER GREEN, HP15 6XA**  
**APPROX. GROSS INTERNAL FLOOR AREA 141 SQ M / 1525 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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