

A photograph of a two-story brick house with a dark brown front door and white window frames. A large, multi-stemmed tree with green leaves is in the foreground on the left. The house is surrounded by a green lawn and various shrubs. A paved path leads to the front door. The sky is blue with some clouds.

1 Holmoak Walk, Hazlemere, Buckinghamshire, HP15 7RJ

A three bedroom family house, situated on the ever popular Manor Farm Development, which is in need of modernisation and has potential to be extended (STPP). No onward chain.

In Need Of Complete Modernisation | End Terrace Family House | Storm Porch | Entrance Hallway | Downstairs Cloakroom | Living/Dining Room | Kitchen | Conservatory | Good Size Private Garden | Garage | Parking | Potential To Extend (STPP) | Double Glazing | Gas Central Heating | No Onward Chain |

A fabulous opportunity to put your own mark on this end of terrace house, which comes to market for the first time since the early 1970's. The property is located on a quiet walkway, is in need of complete modernisation throughout and has the potential to be extended, subject to the usual consents. There is an initial storm porch before entering into the hallway, where you will find a cloakroom, a large living/dining room, kitchen and large conservatory. Upstairs are three bedrooms (two of which have built in cupboards) and the family bathroom. To the rear, is a good size private garden, which is mainly laid to lawn, with patio area, rear gate and also gate to the side garden. There is also a garage with electric up and over door and parking. A must-see property with lots of potential.

Price... £400,000

Freehold

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
80-100	A		
69-79	B		
55-68	C		
35-54	D		
19-34	E		
1-18	F		
1-18	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC
www.epc4u.com			



LOCATION

Situated on the ever popular Manor Farm Development.... Local amenities include library, doctors and dentist.... Excellent local shops include Little Waitrose, Tesco Express, Asda Express, Co-op, pharmacy and restaurants. Convenient for good local schools, which cater for all ages.... Catchment for the excellent Grammar Schools.... Close to local bus route to both High Wycombe and Beaconsfield.... Three M40 access points are little more than a ten minute drive.... Fast London trains from High Wycombe (3 miles) Beaconsfield (4 miles) and Amersham Underground Station (5 miles)....

DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Penn Road towards Beaconsfield and take the second turning right into Rose Avenue. Take the first left into Elder Way, then follow the road along and round the bend, where the road becomes Ashfield Way. Shortly after the bend (before you get as far as Wellfield), you shall find Holmoak Walk on the right. The property is located on the left hand side identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

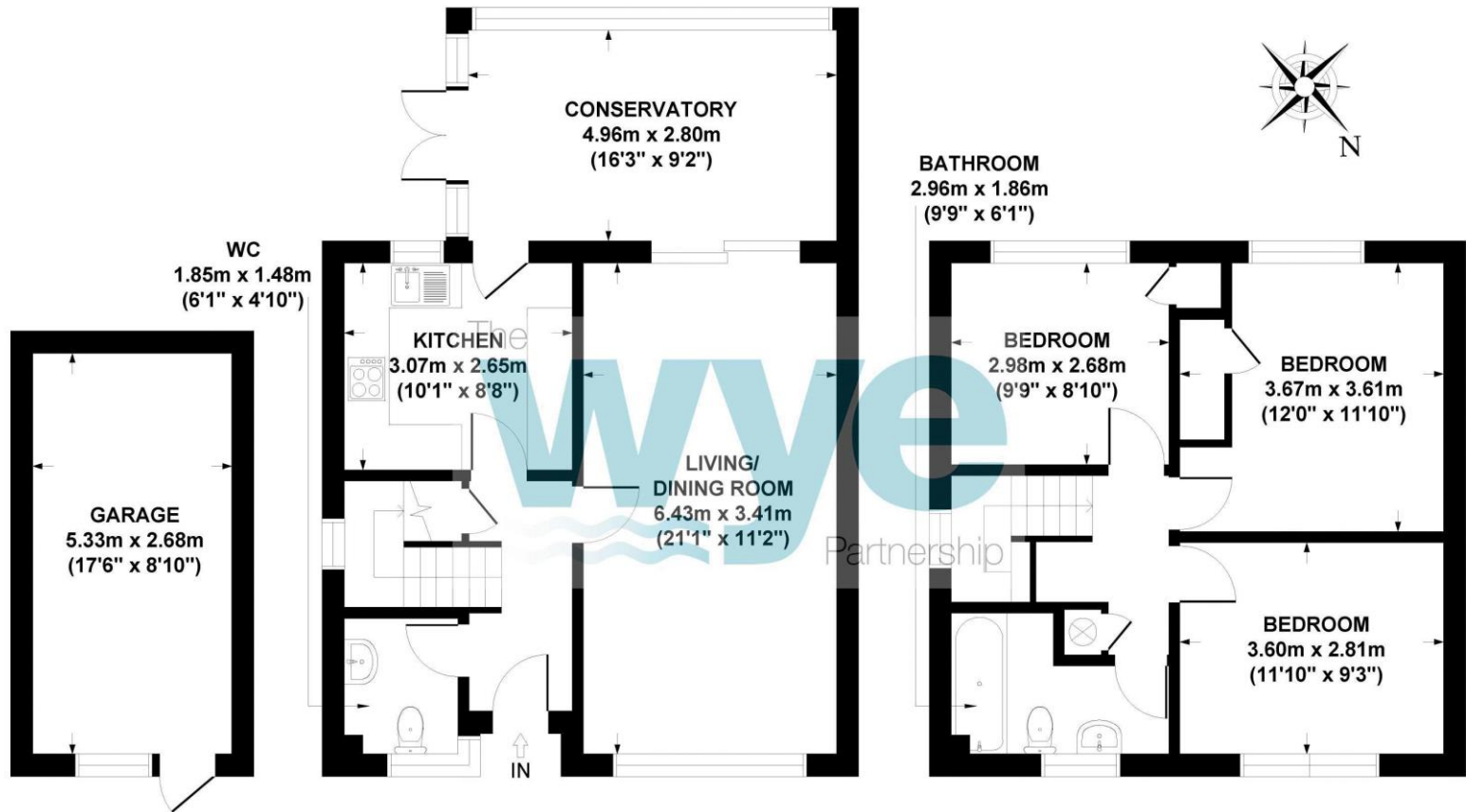
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MORTGAGE

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.





GARAGE
GROSS INTERNAL
FLOOR AREA 14 SQ M / 154 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 58 SQ M / 621 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 43 SQ M / 466 SQ FT

HOLMOAK WALK, HAZLEMERE, HP15 7RJ
APPROX. GROSS INTERNAL FLOOR AREA 115 SQ M / 1241 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ
01494 711 284
hazlemere@wyeres.co.uk
wyeres.co.uk

