



Tigh-ure, The Common, Holmer Green, Buckinghamshire, HP15 6TD

Spacious detached bungalow facing Holmer Green village Common with flexible accommodation and level garden.

Spacious Detached Bungalow | Double Glazing | Gas Central Heating | Three Reception Rooms | Kitchen/Breakfast Room | Two/Three Bedrooms | Bathroom & Shower Room | Level Enclosed Rear Garden | Garage | Driveway Parking for Several Cars | Ideally Located for Popular Schools for all Ages |

Spacious detached bungalow offering versatile living accommodation, with great views over The Common and ideally situated for Village amenities and sought after schooling for children of all ages. The property includes a private enclosed rear garden, garage and off street parking for several cars together with good size internal accommodation. An ideal property benefiting from two/three reception rooms, kitchen/dining room, two/three double bedrooms, bathroom and shower room. There is double glazing and gas central heating throughout. As previously mentioned, this property is just a few minutes' walk to the heart of the village center, making this a wonderful property in a lovely location!

Price... Guide Price £550,000

Freehold



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
101-100 A		92-100 A	
101-91 B		91-91 B	
109-80 C		89-80 C	
155-48 D		155-66 D	
139-54 E	49	139-54 E	44
121-38 F		121-38 F	52
11-20 G	58	11-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

LOCATION

Located in the heart of this sought after Chiltern village, facing The Common... A short level walk to the village shops, pond and the beautiful Chiltern Countryside that surround the village.... Easy walking distance to the village Infant, Junior and Senior Schools each with a reputation that brings property buyers to the area.... Catchment area for excellent Grammar Schools to include, The Royal Grammar School, Wycombe High School... Fast bound London trains available from Amersham (3.5 miles) High Wycombe (3 miles) and Beaconsfield (5 miles).... Three M40 access points are within a 15 minute drive.... M25 and M1 motorways are also easily accessible



DIRECTIONS

From the Wye Residential office at Hazlemere crossroads proceed down Holmer Green Road and go over the mini roundabout into Sawpit Hill. Proceed up the hill and then turn right into Wycombe Road. Proceed along this road, which turns into Browns Road and then Pond Approach. Once you have reached The Common, the property can be found on the right hand side next to the entrance to Holmer Green Junior School.



ADDITIONAL INFORMATION

EPC RATING

E

COUNCIL TAX

Band F

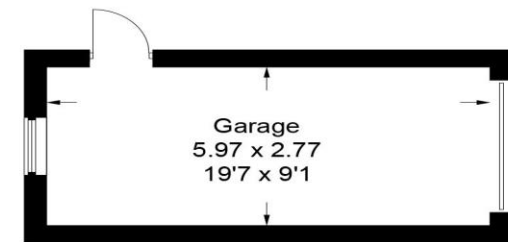
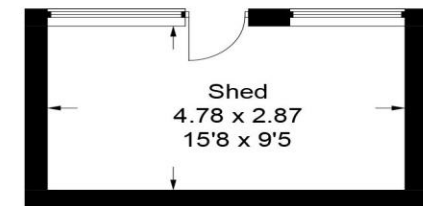
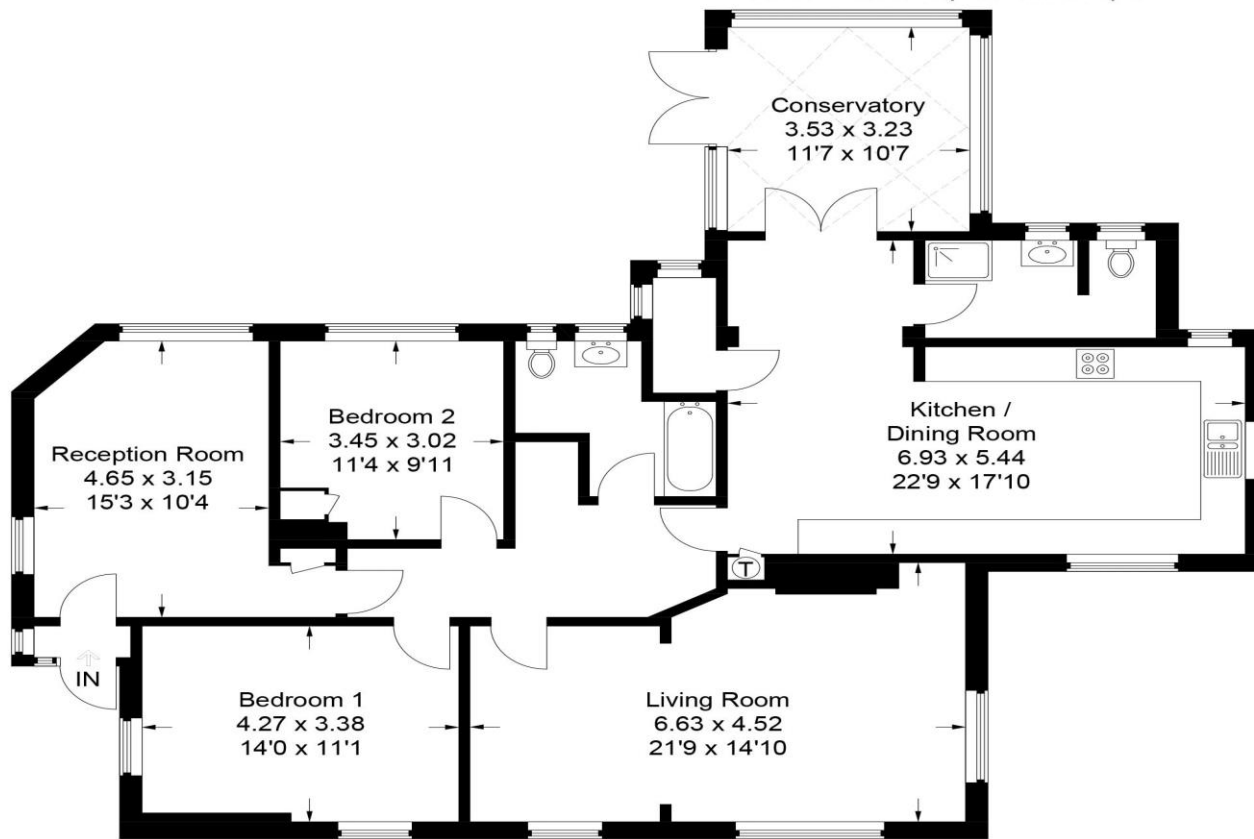
MORTGAGE

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

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



Approximate Gross Internal Area
Ground Floor = 136.8 sq m / 1472 sq ft
Shed = 13.8 sq m / 148 sq ft
Garage = 16.5 sq m / 178 sq ft
Total = 167.1 sq m / 1798 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Wye Residential - Hazlemere

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

