



**22 Georges Hill, Widmer End, Buckinghamshire, HP15 6BE**

*One bedroom bungalow, fronting green in popular village.*

Terrace Bungalow | Double Bedroom | Newly Fitted Kitchen | Shower Room | Mostly Double Glazed And Gas Central Heating | Attractive Low Maintenance Rear Garden | No Upper Chain |

Terrace bungalow situated on the popular Windmill Development and in brief the accommodation comprises; entrance porch, newly fitted kitchen, living room, double bedroom, rear hallway, shower room and attractive enclosed garden. The property overlooks a delightful green and is offered for sale with No Upper Chain.



**Price... £245,000**

*Freehold*



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
	69		90
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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## LOCATION

Overlooking a green to the front.... Chiltern countryside 'a stone's throw'.... Buses pass the door to High Wycombe (3 miles) and Great Missenden (5 miles).... Fast London trains from both towns plus Amersham (5 miles) and Beaconsfield (6 miles).... Parade of shops a short walk.... Doctors, dentist, post office, library and a wide range of other facilities in neighbouring Hazlemere.... M40 junction 4 (4 miles), junction 3 (5 miles) and junction 2 (6.5 miles).

## DIRECTIONS

Approaching from Wye Residential Hazlemere, leave the Crossroads via Holmer Green Road (signposted Holmer Green) and turn third left into Western Dene. Turn fourth right into Windmill Lane and second right into Georges Hill. The property will be seen almost immediately on the right, set back behind a green.

## ADDITIONAL INFORMATION

We have been informed by our clients that there is a charge of £60 per annum to the Windmill Association for the upkeep of the surrounding area.

## COUNCIL TAX

Band C

## EPC RATING

C

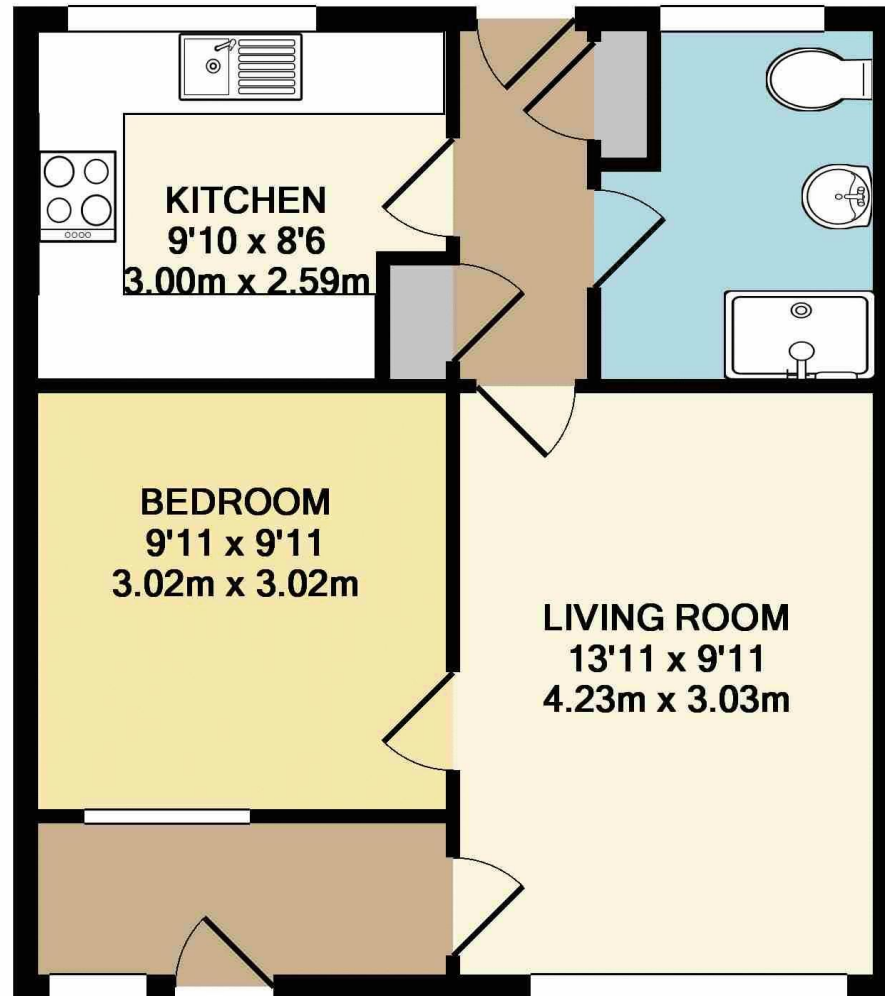
## MORTGAGE

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.*

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TOTAL APPROX. FLOOR AREA 443 SQ.FT. (41.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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