



14 Georges Hill, Widmer End, Buckinghamshire, HP15 6BE

A well presented one bedroom bungalow, located in the popular village of Widmer End, with no onward chain.

1960's Built Bungalow | Excellently Presented | Gas Central Heating | Double Glazing | Lounge With Views Overlooking A Green | Refitted Modern Kitchen | White Bathroom Three Piece Suite | Double Bedroom | Sunny, Private Rear Garden | Rear Gated Access | South Facing |

This charming mid-terrace bungalow comes to market with no onward chain. There is an initial enclosed porch/hallway, which leads through to a living/dining room with a large double glazed window overlooking the green. The kitchen has been fitted with Shaker style wall and base units, gas hob, electric oven and plumbing space for a washing machine and dishwasher. The bathroom is fitted with a white three piece suite consisting of a low level W.C., wash hand basin and bath with shower over. There is one double bedroom and a private, easy maintenance garden that has a gated rear access. Other benefits include double glazing and gas central heating throughout.

Price... £265,000

Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	90
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
68	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	



LOCATION

Overlooking a green to the front.... Chiltern countryside 'a stones throw'.... Buses pass along Georges Hill to High Wycombe (2 miles) and Great Missenden (5 miles).... Fast London trains from both towns plus Amersham (5 miles) and Beaconsfield (6 miles).... Local parade of shops which includes a convenience store is a short walk along Georges Hill.... Large parade of shops in Hazlemere which includes coffee shops, supermarket and pharmacy.... 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 The Wye Partnership office in Hazlemere, leave the Crossroads via Holmer Green Road (signposted Holmer Green) and at the mini roundabout take the first exit into Western Dene. Continue along taking the fourth right turn into Windmill Lane and then second right into Georges Hill. The property can be found on the right, set back behind a green, identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

Our client has advised us that there is a yearly fee of £85 to the Windmill Association for the upkeep of the local area.

COUNCIL TAX

Band C

EPC RATING

D

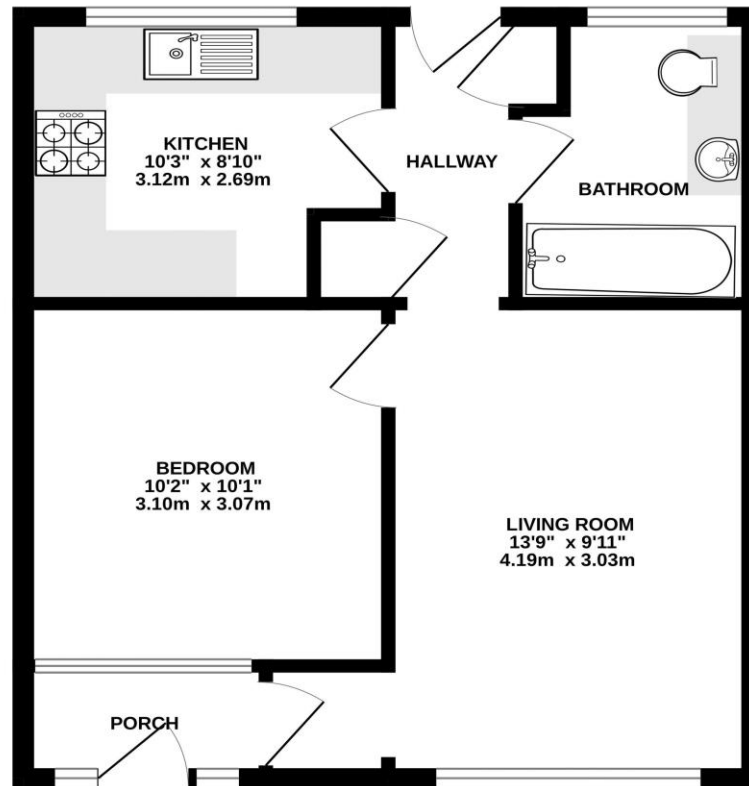
MORTGAGE

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.



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership