



10 Tuckers Drive, Holmer Green - HP15 6SY

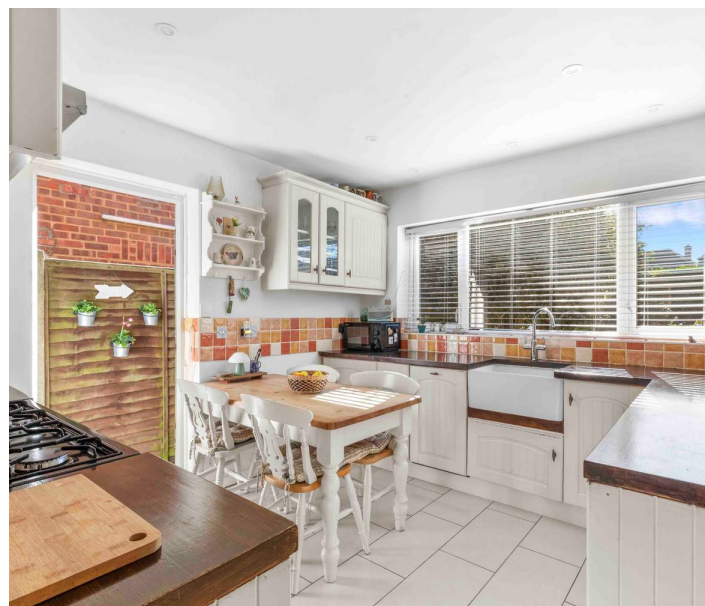
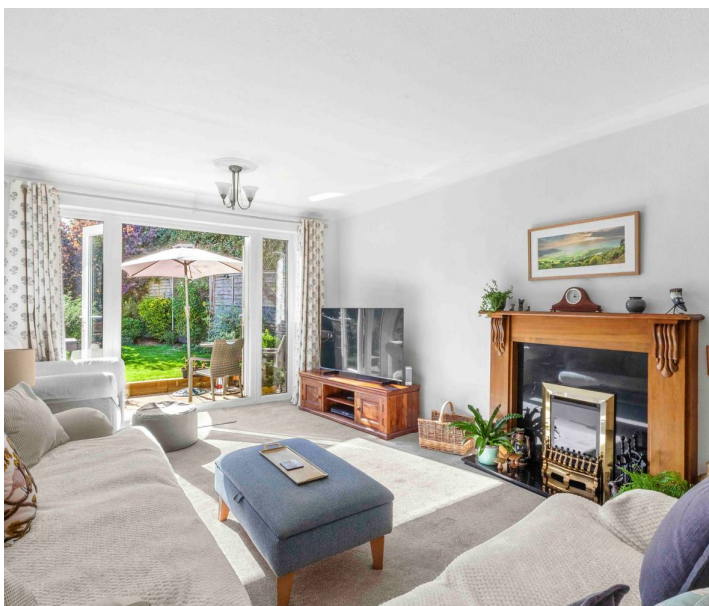
Offers Over £750,000

 **TIM RUSS**
& Company



- Situated at the end of a quiet cul de sac is this fantastic four double bedroom detached family home, walking distance to local shops, transport links, highly regarded First, Middle and Senior school

Holmer Green is a beautiful Chiltern village that has a number of local shops, a large pond with duck house and a village common. There are primary schools and preschools within easy walking distance and highly regarded Holmer Green Senior School. Residents also have access to an unusually wide selection of secondary schools, both state and independent. Surrounded by open land that forms part of the Metropolitan greenbelt, Holmer Green is an idyllic location that encourages walking, horse riding and cycling. It is a short drive to both Amersham to the east and High Wycombe to the southwest, while the nearest railway station is at Great Missenden, less than three miles away. Trains on the Chiltern line will reach Marylebone in just over 40 minutes, or from Amersham you can catch a Metropolitan line train direct to the city. Heathrow is about 25 minutes away, Gatwick, Luton and Stansted are all approximately an hour's drive.



Council Tax band: G

Tenure: Freehold

EPC Rating: D

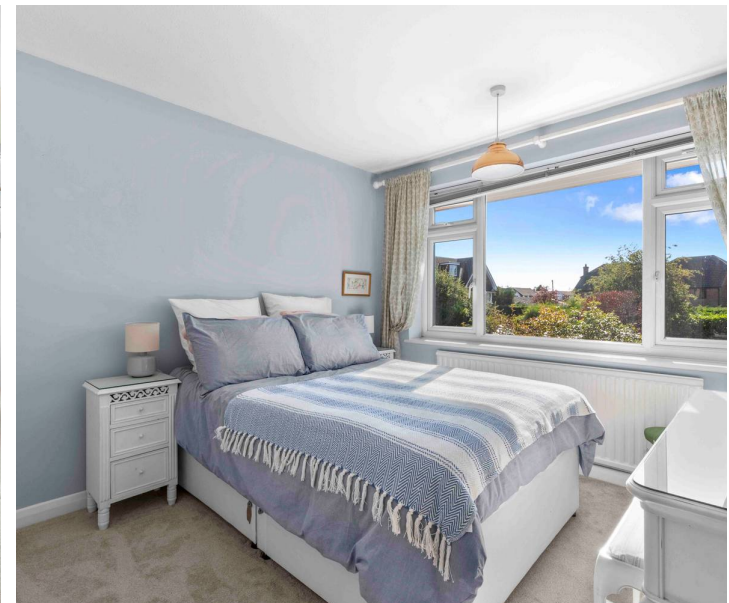


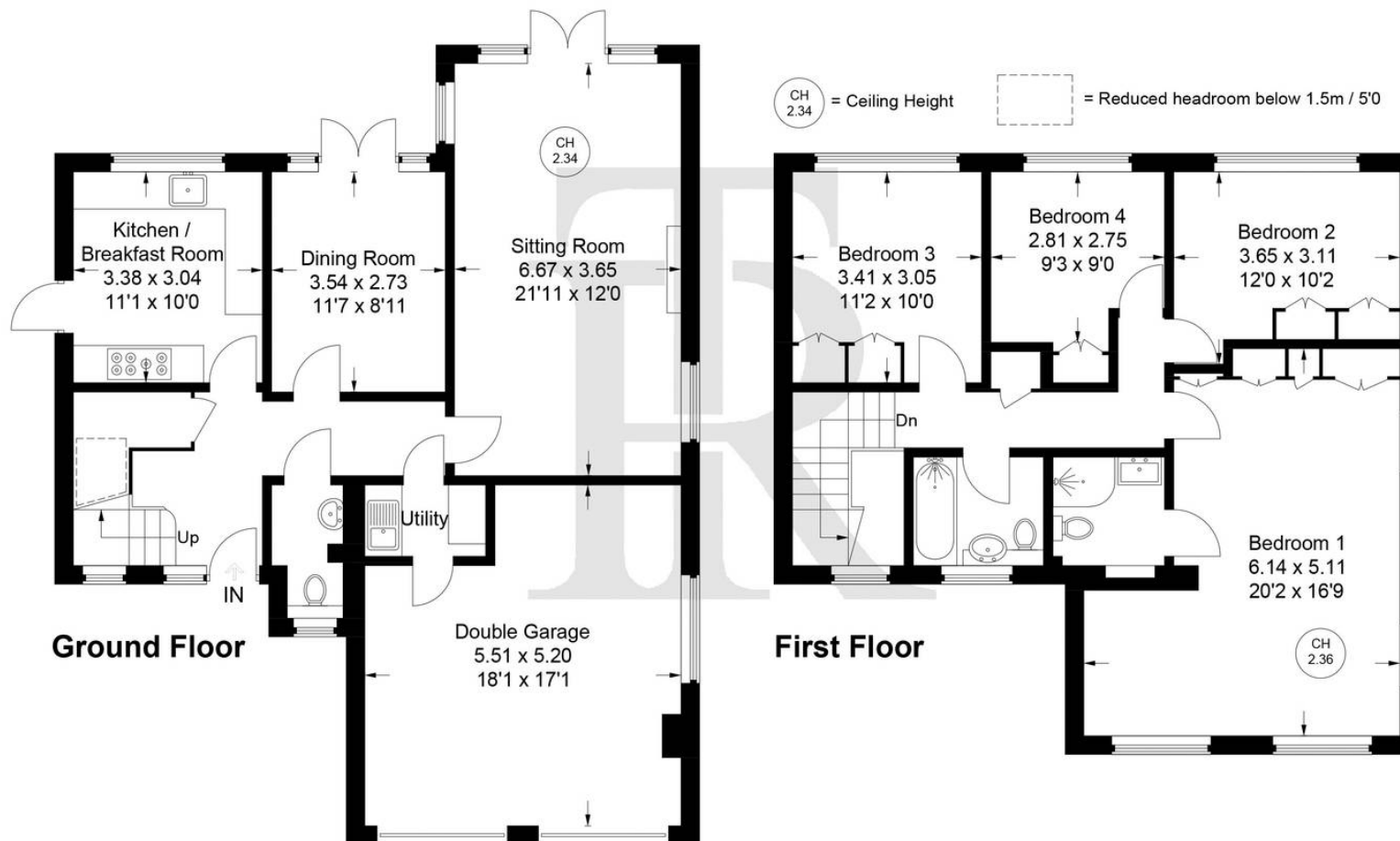
Situated at the end of a tranquil cul de sac, this impressive four double bedroom detached family home offers spacious and versatile accommodation within walking distance of local shops, convenient transport links, and highly regarded First, Middle, and Senior schools.

The property welcomes you with a bright and airy entrance hallway, featuring useful understairs storage and a convenient downstairs WC. The fully fitted kitchen/breakfast room is thoughtfully designed with a comprehensive range of base and eye level units, and benefits from a side door and pleasant views across the garden. A separate dining room opens via patio doors to the garden, while the generous 21-foot sitting room boasts a feature fireplace and further patio doors.

The substantial 18'1 x 17'1 double garage is complemented by a separate utility area. Upstairs, the principal bedroom suite is complete with expansive built-in wardrobes and a modern ensuite shower room. Three further double bedrooms, each with their own built-in wardrobes, are served by a well-appointed family bathroom.

The south facing rear garden provides a fantastic patio area leading onto level lawn planted with a variety of mature shrubs and trees, all enclosed by hedging and fencing to provide security for all the family. The property benefits from ample driveway parking to the front, leading directly to the double garage and side gate to the rear.





10 Tuckers Drive, HP15 6SY

Approximate Gross Internal Area

Ground Floor = 91.7 sq m / 987 sq ft

(Including Double Garage)

First Floor = 76.2 sq m / 820 sq ft

Total = 167.9 sq m / 1807 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



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