

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

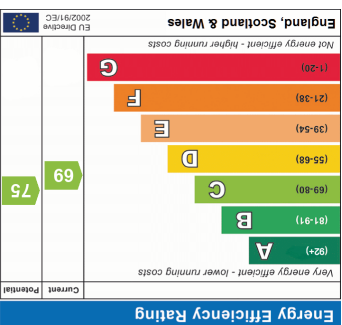
Particulars.

Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these

given on the same basis as these Particulars.

APPROX. GROSS INTERNAL FLOOR AREA 2056 SQ FT / 191 SQ M INCL. GARAGE
LADRAM, 17 BROWNS ROAD, HOLMER GREEN, HP15 6SL

FLOOR AREA 1276 SQ FT	GROSS INTERNAL GROUND FLOOR 2,700M ² X 5.7M ² (8'10" X 5'7")	FIRST FLOOR GROSS INTERNAL FLOOR AREA 703 SQ FT	OUTBUILDING GROSS INTERNAL FLOOR AREA 77 SQ FT
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17 Browns Road | Holmer Green | High Wycombe | Buckinghamshire | HP15 6SL

£815,000

JOHN NASH & CO.

FOUR DOUBLE BEDROOM DETACHED HOUSE | IMPRESSIVE OPEN PLAN LIVING SPACE | GENEROUS PLOT | EXCEPTIONAL SCOPE FOR MODERNISATION AND EXTENSION (STPP) | CARPORT | GARAGE | SUMMER HOUSE | NO ONWARD CHAIN



This spacious Four Double Bedroom Home offers exceptional space for modernisation and extension (STPP) with its most generous grounds. The property has an impressive open plan living space amongst 2056 sq foot. This property is ripe for someone wanting to make an ideal family home.

A spacious four-bedroom detached home offering exceptional scope for modernisation and extension (STPP), set within generous grounds and retaining great character and charm.

The Downstairs

The property is approached via a substantial front garden with a driveway providing parking for several vehicles, in addition to a carport and garage. A glazed entrance door opens into a welcoming and well-proportioned hallway, giving access to a ground floor cloakroom and the kitchen, which is fitted with a fridge, oven, dishwasher and boiler.

From the hallway, the accommodation flows into an impressive open-plan living space, ideal for modern family living and entertaining. This expansive area incorporates a defined dining section and a generous lounge, featuring a striking fireplace with brick surround and hearth, complemented by attractive brick-built shelving. Four glazed double doors open directly onto the rear patio, creating a seamless connection between the indoor and outdoor spaces.

To the Upstairs

To the first floor are four well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms and is fitted with a shower over the bath, wash basin and built-in storage cupboards. Additional features include a large airing cupboard housing the water tank and a loft that has been insulated.

The Garden

The true highlight of the property is the substantial rear garden, thoughtfully arranged into three distinct areas. It includes two patio spaces, a summer house and a garden shed, offering excellent potential for landscaping, entertaining and further enhancement.

Ripe for redevelopment and significant improvement, this property presents an exciting opportunity to create a superb family home, all while retaining its original charm and character.

Council Tax Band G £3,870.41

Location

Located in the heart of this sought after Chiltern village, this property sits a short level walk to the village shops, pond and common plus the beautiful Chiltern countryside that surrounds the village. The property lies within walking distance of the village Infant, Junior and Senior Schools each with a reputation that brings property buyers to the area. 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 and the M25 and M1 motorways are also easily accessible

