



56 Holmer Green Road, Hazlemere
£670,000



A spacious, extended five bedroom semi detached family home which benefits from a lovely 128' rear garden. Entrance hall, Play room/Study, Sitting/Dining room, Kitchen/Breakfast/Family room, Utility room, Cloakroom, Bedroom 1 with en suite shower room, Bedroom 2 with en suite shower room, Three further bedrooms, Bathroom, Gas central heating, Double glazing, Off street parking, Large garden with home office/gym/bar.

Council Tax band: E

Tenure: Freehold

Entrance hall

Stairs to first floor, wooden flooring, opening to play room

Play room/Study

Wooden flooring, radiator, window to front

Sitting/Dining room

Fireplace with cast iron wood burner, wooden flooring, radiator, bay window to front, dimmer switch, opening to dining room, double doors to kitchen/breakfast room

Kitchen/Breakfast room/Family room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap, space for range oven with stainless steel splashback and extractor over, space for fridge freezer, built in Bosch dishwasher, radiator, window to rear

Utility room

With a range of eye and base level units with space and plumbing for washing machine, space for dryer, space for appliance, part tiled walls, door to cloakroom

Cloakroom

Low level W.C., wash hand basin with mixer tap and cupboard under, tiled walls, cupboard housing Worcester gas fired central heating boiler



First floor

Landing

Access to loft space

Bedroom 1

With a range of fitted wardrobes, radiator, window to rear

En suite shower room

Double shower cubicle housing fitted shower unit, low level W.C., wash hand basin, mixer tap and storage under, radiator, tiled flooring, tiled walls, down lighters, window to rear

Bedroom 2

Radiator, fitted wardrobes, window to front

En suite

Shower cubicle with rainfall shower, low level w.c., wash hand basin with mixer tap and storage under, tiled flooring, part tiled walls, down lighters, window to side

Bedroom 3

Radiator, window to front

Bedroom 4

With built in double wardrobe, radiator, window to rear

Bedroom 5

Radiator, built in storage, window to front

Bathroom

White suite comprising panelled bath with mixer tap, shower attachment and rainfall shower over, low level W.C., wash hand basin with mixer tap, fitted storage, heated towel rail, tiled flooring, down lighters

Front garden/Parking

A block paved driveway provides parking for 3 cars

Rear garden

A paved patio leads to the remainder of the garden which is laid to lawn with flower and shrub borders. All is enclosed by panelled fencing and hedging, enjoying a sunny south easterly aspect and extends to 128'

Home office/Bar/Gym

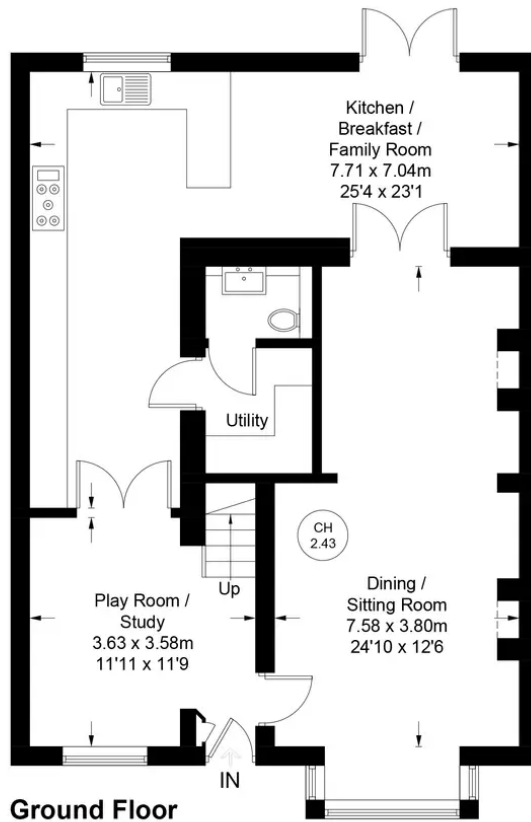
Light and power, seating fitted bar



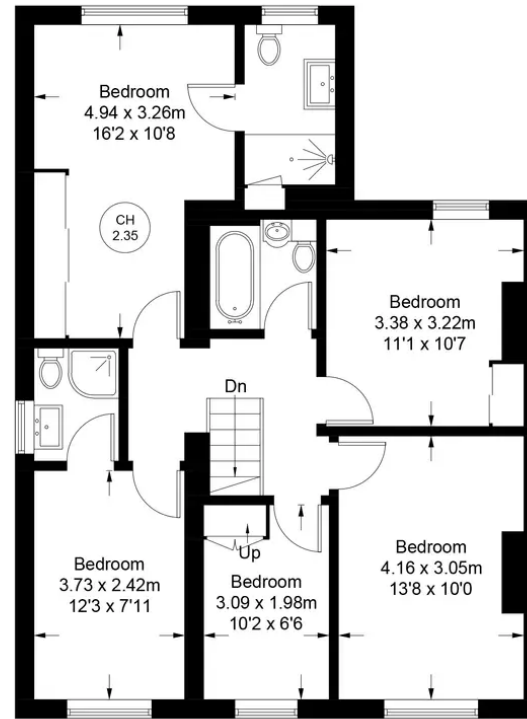
Approximate Gross Internal Area
 Ground Floor = 86.0 sq m / 926 sq ft
 First Floor = 74.5 sq m / 802 sq ft
 Pub = 7.3 sq m / 78 sq ft
 Total = 167.8 sq m / 1806 sq ft



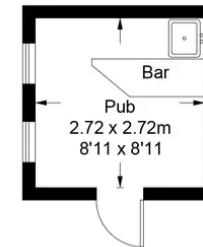
CH 2.43 = Ceiling Height



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Floor Plan produced for Robertsons by Media Arcade ©.

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.

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