



12 Tuckers Drive
Holmer Green

£795,000



Robertsons

12 Tuckers Drive Holmer Green Buckinghamshire HP15 6SY

This spacious (1862 sq/ft | 173 sq/m) extended four double bedroom and three reception room family home has seen significant improvement and modernisation by the current owners in recent years including a stunning open-plan kitchen-diner-family room and your very own cinema room and also offers potential to extend further with active planning permission available for extending on the first floor at the front (see images and second floorplan). Situated at the centre of the village in this sought after and rarely available small cul-de-sac of just 13 properties where only 6 of the properties have been sold since 1998, shows just how happy the respective owners have been living in the road and within this charming Chilterns village. There is a mature and private rear garden and to the front is a substantial driveway providing off road parking for several vehicles. The popular village of Holmer Green has a central Common area, nearby duck pond and selection of local shops and eateries so offers an excellent lifestyle for a family, with sought after local schooling for all age groups within walking distance or a short bus or car journey., including some highly regarded local Grammar schools. It is also superbly located for commuters, being just a short drive from Amersham where the train station (Chiltern Line) and tube station (Metropolitan Line) can be found. This property would also suit a family where a live in parent needs to be accommodated with minor modifications to the utility and cinema room.

PLEASE VIEW THE 360 VIRTUAL TOUR AND FAMILIARISE WITH THE AREA BEFORE REQUESTING A VISIT



Council Tax

Buckinghamshire Council

Band: F

Annual Charge 2020/21: £2,724.08

Covid-19 Guidelines

Covid-19 Viewing Guidelines

To try to ensure the safety of our clients, staff and viewers we are implementing the below guidelines:

- All of my properties have fantastic 360 degree virtual tours which go through the properties and into gardens, available on rightmove, onthemarket.com or by request. Please ensure you have thoroughly viewed the relevant tour and also researched the location using streetview or ideally driving past the property and around the area, prior to booking a physical visit.
- Viewings will be limited to 20 minutes inside the property where windows will be open and protective equipment worn by the estate agent. It is suggested that viewers also bring masks and are requested not to touch anything during the visit. The estate agent will open and close all doors and turn on and off any switches required during the visit.

- A maximum of two adults may attend viewings at this time and children **MUST** be held by the viewers if entering the property.

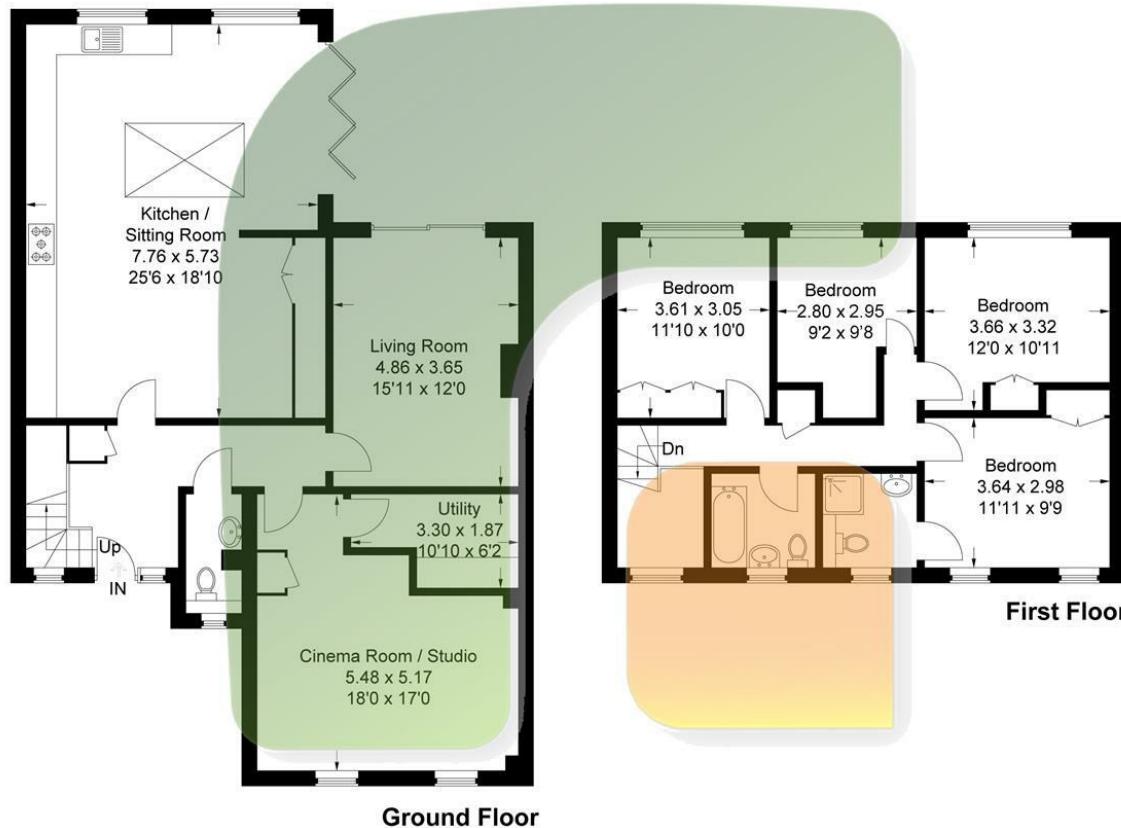
Planning Permission

The owners have confirmed there is active planning permission to extend this property further on the first floor to the front. See images and second floorplan to see the architectural drawings for these plans.



12 Tucker's Drive

Approximate Gross Internal Area
 Ground Floor = 109.9 sq m / 1,183 sq ft
 First Floor = 63.1 sq m / 679 sq ft
 Total = 173.0 sq m / 1,862 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

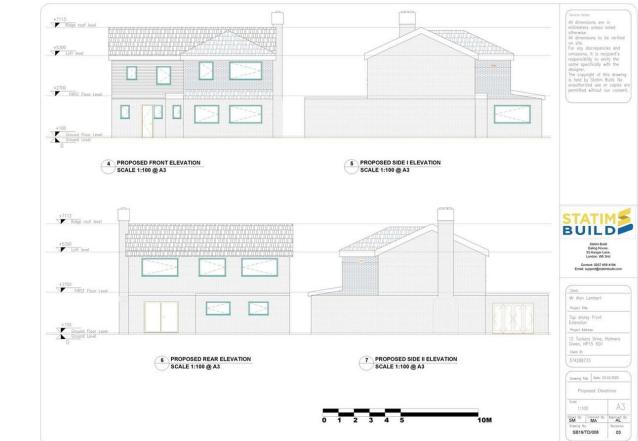
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B	(81-91)	B
(70-80)	C	(70-80)	C
(55-69)	D	(55-69)	D
(38-54)	E	(38-54)	E
(21-37)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Robertsons for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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