



Estate Agents
Hurst

38 Harries Way, Holmer Green, Bucks, HP15 6UE
Offers In Excess Of £400,000

38 Harries Way, Holmer Green, Bucks, HP15 6UE

Situated in a popular cul-de-sac tucked off Sawpit Hill, is this three bedroom end of terrace home, that requires complete redecoration and modernisation throughout and is offered to the market with no onward chain. The property is centrally located and conveniently situated for schools, local shops and major bus routes, as well as offering good access into London Marylebone via High Wycombe and Great Missenden Stations, access to the underground via Amersham is also within easy reach, making it perfect for those still looking to commute. This is definitely a project and a property that would make an ideal first home that someone could shape and upgrade to their choosing. The accommodation includes; entrance hall, fitted kitchen, L-shaped lounge/dining with door leading to rear garden, three sizeable double bedrooms and family bathroom. The property also benefits from; driveway parking level rear garden with patio area partially double glazed, no survey has taken place but the owner has made us aware that the boiler will need replacing. This property is also offered to the market with no onward chain .



THREE BEDROOM END OF TERRACE PROPERTY
COMPLETE REFURB REQUIRED
CENTRAL VILLAGE LOCATION
NO ONWARD CHAIN
QUIET CUL-DE-SAC
WITHIN WALKING DISTANCE OF LOCAL SCHOOLS
IDEAL FIRST HOME
ENCLOSED AND LEVEL REAR GARDEN
PARTIAL DOUBLE GLAZING
LARGE L-SHAPED LOUNGE/DINING ROOM





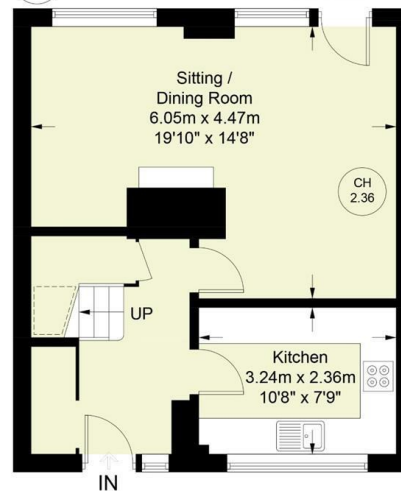


Harries Way

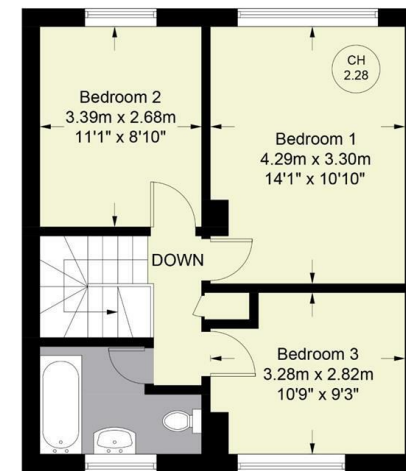
Approximate Gross Internal Area
 Ground Floor = 472 sq ft / 43.9 sq m
 First Floor = 469 sq ft / 43.6 sq m
 Total = 941 sq ft / 87.5 sq m



CH 2.36 = Ceiling Height
 [Dashed box] = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR

Floor Plan produced for Hursts 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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk