



HOLLY TREE HOUSE

ENGLEFIELD GREEN

BUCKINGHAMS



Holly Tree House

2a Northcroft Road • Englefield Green • TW20 0DY

£1,425,000 Freehold

A superbly presented high quality detached executive family home offering excellent living space and private gardens, in a quiet tucked away position in this sought after village; no onward chain.



- EXCEPTIONAL EXECUTIVE HOME BUILT IN 2006
- LARGE DRAWING ROOM, SUPERB FAMILY ROOM
- GATED DRIVEWAY TO INTEGRAL GARAGE
- VILLAGE CENTRE WITHIN WALKING DISTANCE
- HIGH QUALITY INTERIORS, STUNNING KITCHEN
- FOUR DOUBLE BEDROOMS (TWO EN SUITE)
- PRIVATE & MATURE GARDENS
- COUNCIL TAX BAND G, ALL MAINS SERVICES

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • FAMILY ROOM • STUNNING KITCHEN/BREAKFAST/
DINING ROOM • MASTER BEDROOM WITH EN SUITE BATH & SHOWER ROOM • GUEST BEDROOM WITH
EN SUITE SHOWER ROOM • TWO FURTHER DOUBLE BEDROOMS • FIFTH BEDROOM/DRESSING ROOM
• FAMILY BATHROOM • GATED DRIVEWAY TO SINGLE INTEGRAL GARAGE • PRIVATE MATURE GARDEN

Description

Holly Tree House is a most attractive modern family home which was constructed in 2006 to a high specification in 2006 to include concrete floors with underfloor heating and high quality kitchen & bathrooms; the accommodation has been very intelligently planned, providing bright & spacious living areas ideal for family life & entertaining alike and the first floor offers four large double bedrooms including two full suites plus a fifth bedroom/dressing room.

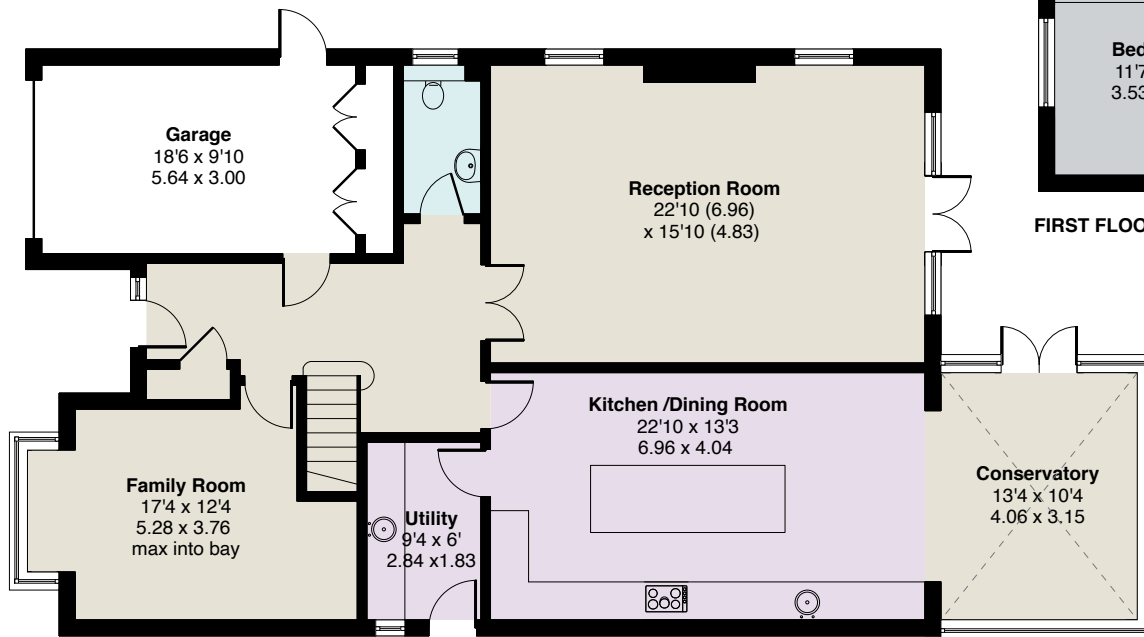
The garden is very private indeed and the property enjoys a peaceful location yet within easy reach of Englefield Green village centre facilities. This is a truly superb option for any purchaser.

Directions

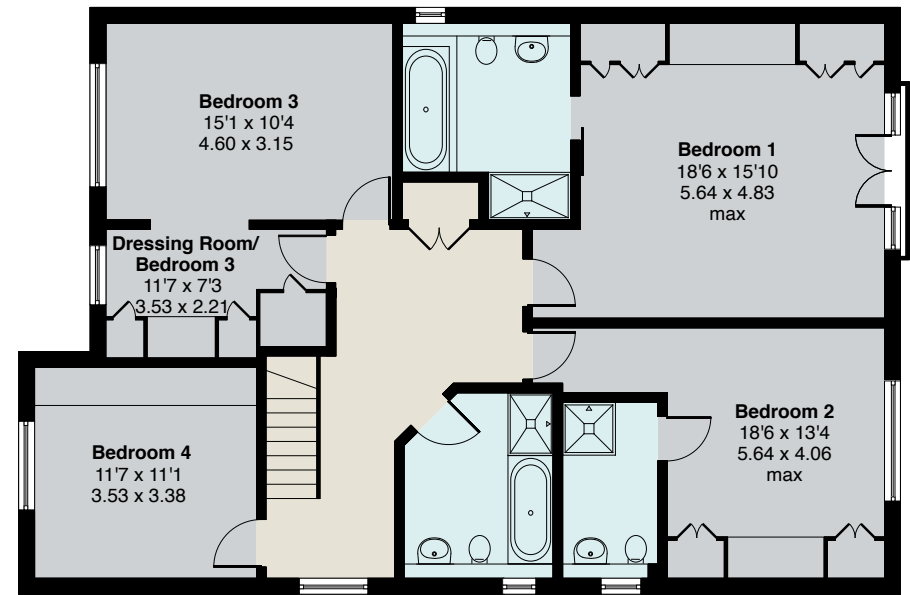
From our offices on Station Approach, Virginia Water turn left onto Christchurch Road, proceed for 1 mile to the junction with the A30 London Road and turn right. Follow the road for just over 1 mile, at the traffic lights turn left into St Judes Road to proceed into Englefield Green village and at the mini roundabout bear right. After passing the village shops continue through the village, over the next mini roundabout and upon reaching the village green turn left into Barley Mow Road. Follow the road around two sets of tight left and right bends then a long straight followed by a left bend; Northcroft Close will be found on the right and the driveway for Holly Tree House will be found on the right hand side.



Approximate Gross Internal Floor Area :
Total 248 sq m / 2674 sq ft



GROUND FLOOR



FIRST FLOOR



EPC: C75.

Important Notice

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: HTHB011609243 HPI ©2024 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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