



Chorley, Chilton Close, Penn - HP10 8AQ
£825,000 Freehold

 **TIM RUSS**
& Company



- Stunning large open plan kitchen/dining room with French doors to patio and garden, separate utility room with door to garden
- Three bedrooms, ensuite shower room, family bathroom & bonus loft room with carpet and lighting, which could easily be converted into a fourth bedroom
- Landscaped rear garden with patio area enclosed by timber fencing
- Driveway parking with EV Charging point

Hazlemere is conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. Within a short walk is a local parade of shops, restaurants can be found on Hazlemere Crossroads and at Park Parade with a wider range of amenities. The property is in walking distance of Manor Farm schools, a car ride away you have the options of The Royal Grammar School & John Hampden Grammar School (for boys), Beaconsfield High School and Wycombe High School (for girls). Buckinghamshire is renowned for its state and private education, details will need to be confirmed with the appropriate schools for their catchment areas. For recreation there are two local parks nearby. Hazlemere and the surrounding area offers a wide variety of leisure and entertainment facilities including Wycombe Swan Theatre, the multi sports centre on Marlow Hill in High Wycombe. There are also a number of both private and public golf courses in the area and tennis, football and rugby clubs close by.

Council Tax band: TBD / EPC Rating: B

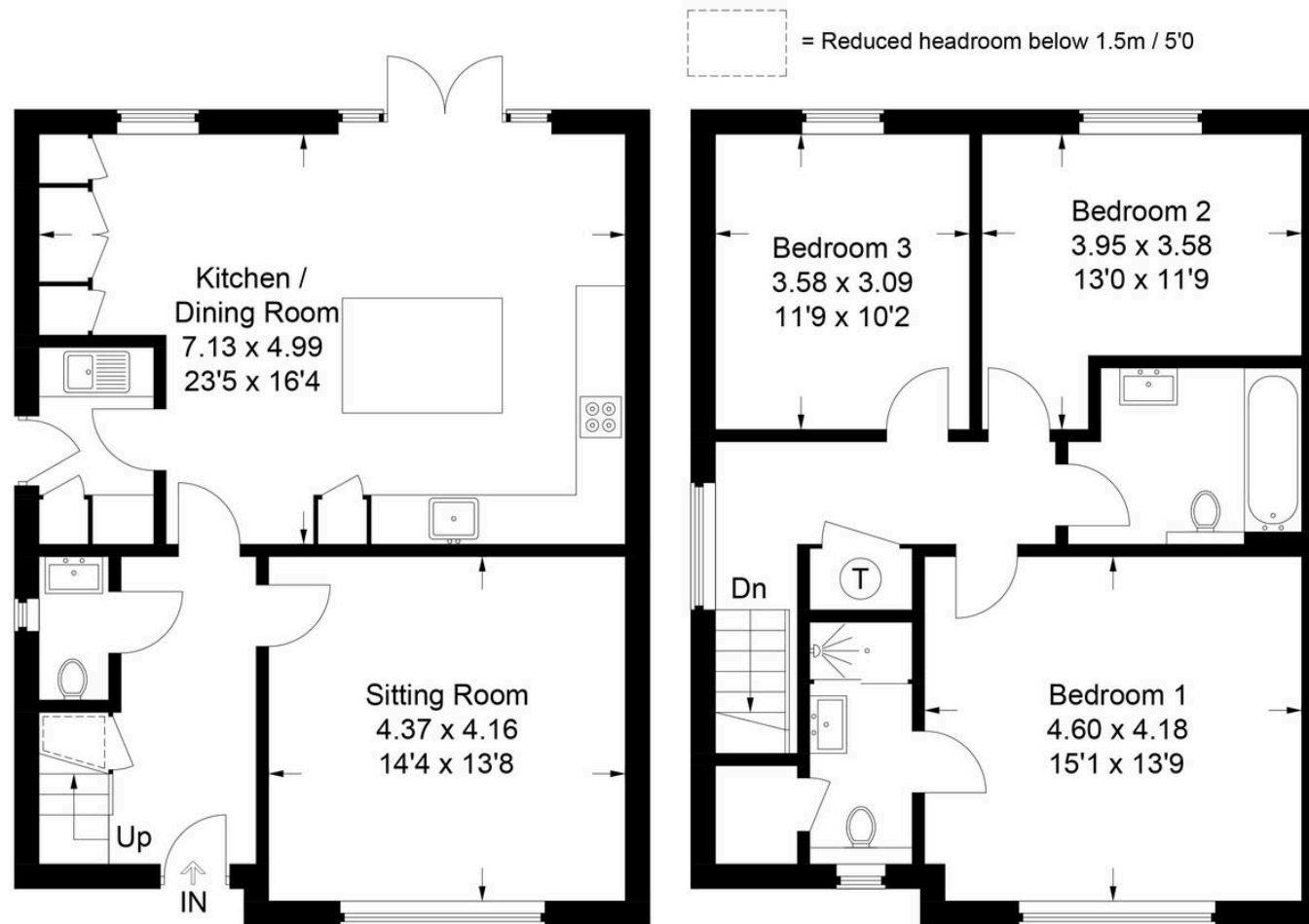


Nestled within a peaceful cul de sac setting, this exquisite 3-bedroom semi-detached house presents a rare opportunity to embrace modern living in this newly developed site. Conveniently located near highly regarded schools, excellent transport links, and local amenities, this property offers the perfect blend of comfort and convenience. Step inside the inviting entrance hall flooded with natural light, leading to a downstairs cloakroom and a cosy sitting room adorned with a large picture window. The heart of the home awaits beyond, with a breath-taking large open plan kitchen/dining room featuring French doors that open to a private patio and a meticulously landscaped garden. The German manufactured handle less kitchen boasts integrated appliances, Quartz worktops, ample storage, and a sizeable island unit, complemented by a bespoke TV unit and an adjacent utility room.

The stylish principal bedroom is a tranquil retreat with its contemporary ensuite shower room, while two additional bedrooms share a modern family bathroom. There is also a loft room offering versatility and comfort, complete with carpeting and lighting for added convenience, which could easily be converted into a fourth bedroom.

Outside, the landscaped rear garden provides a serene outdoor oasis with a spacious patio area framed by timber fencing, perfect for relaxing or entertaining. Further enhancing the appeal of this property is the driveway parking with an electric vehicle charging point, underscoring the commitment to modern sustainability and practicality. An exceptional opportunity to embrace contemporary living in a sought-after location, this property offers the perfect fusion of style, comfort, and convenience for discerning buyers seeking a modern lifestyle retreat.





Ground Floor

First Floor

Chorley, Chilton Close, HP10 8AQ

Approximate Gross Internal Area = 132.2 sq m / 1423 sq ft

Floor Plan produced for Tim Russ & Company 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.

Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

