



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

**18 Chandler Park**  
Penryn, TR10 9FL  
**£525,000**



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## 18 Chandler Park

Penryn, TR10 9FL

A stunning four-bedroom detached house boasting generous, level, south-facing gardens to the rear and offering far-reaching views over unspoiled countryside. The luxuriously appointed accommodation features an impressive, fully integrated kitchen with quartz work surfaces and Bosch appliances, a master en-suite bedroom, a family bathroom, and a ground-floor WC. Additionally, there is a study that could serve as a fifth bedroom. The property also benefits from ample internal storage, a garage, and driveway parking for up to four vehicles

- 4 first floor bedrooms
- 2 bath/shower rooms plus ground floor WC
- Living room, kitchen/dining room plus study
- Impressively appointed
- Underfloor heating
- 3 years warranty remaining
- Economic and easy to maintain
- Lovely leafy aspect
- Generous sunny garden
- Driveway parking plus garage







Constructed in 2018 by Pearce Fine Homes, this superbly appointed and exceptionally well-equipped four (possibly five) bedroom detached home comes with three years of remaining warranty. It features level, secure, and sun-filled gardens in a particularly quiet setting near the head of this popular cul-de-sac, offering a far-reaching, leafy outlook from the first floor.

The adjacent garage is equipped with lighting and power, providing convenient access from the garden as well as vehicular entry via the generous brick-laid driveway at the front.

This appealing modern home boasts beautifully presented accommodation with gas-fired underfloor heating and high-quality double glazing. The fitted kitchen is particularly impressive, featuring quartz work surfaces and fully integrated Bosch appliances, including a double oven, washing machine, Beko dishwasher, and an American-style fridge/freezer. The master bedroom benefits from spacious and stylishly appointed en-suite facilities, mirroring the contemporary design of the family bathroom.



#### THE SITUATION

In an elevated position with far reaching views from the rear, this attractive house is positioned towards the head of a modern cul-de-sac within the popular St Gluvias side of Penryn, with easy access to historic town centre as well as being within a short drive of Falmouth and Truro. For the boating enthusiasts, Mylor Harbour and Falmouth Marina are both within a 5 minute drive and there are beautiful walks from the front door around Enys Estate and gardens.

#### ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our clients onward purchase (to be confirmed). Services - Mains gas, electricity, water and drainage. Development charge approximately £150 per annum. Council Tax - Band E. EPC rating - 85 (B). Gas fired (zoned) underfloor central heating. VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.

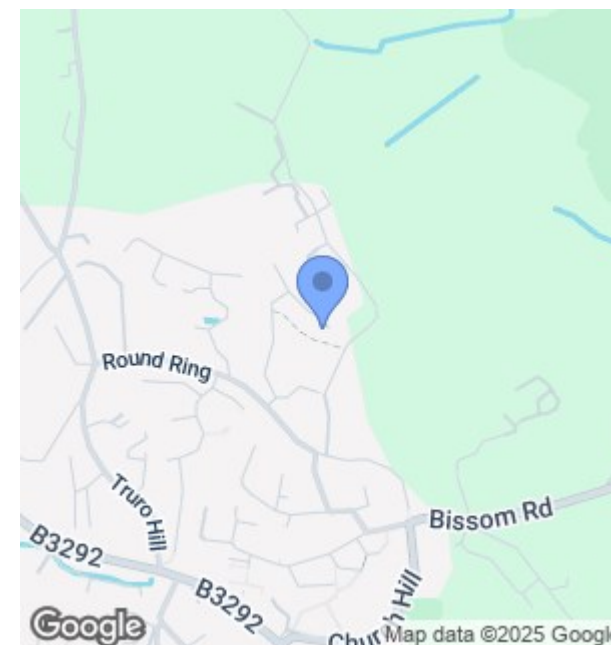




For identification purposes only. Measurements are approximate.

**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

