



TOM WILLS
PERSONAL PROPERTY AGENTS

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



TOM WILLS



4



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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.**

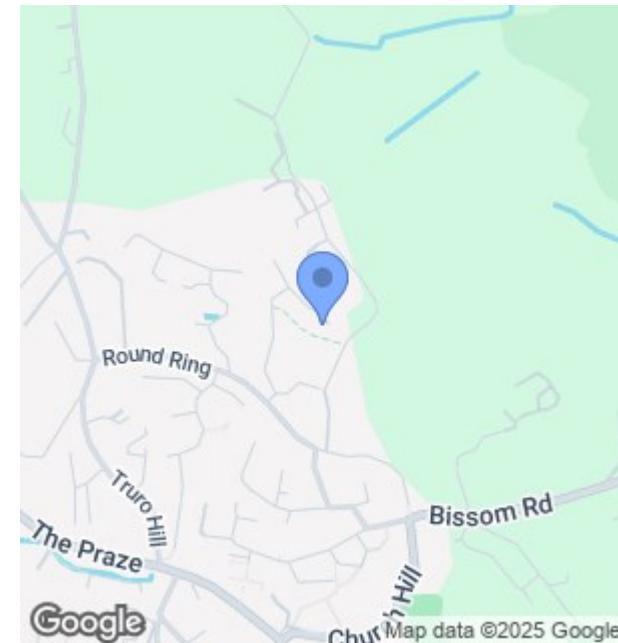


For identification purposes only. Measurements are approximate.

Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC