



Neheim, 1b West Avenue, Penn, Buckinghamshire, HP10 8AE



*A delightful family house, located on a quiet cul-de-sac, in the popular village of Penn with No Onward Chain.*

Wonderful Family House | Modernised Throughout | Driveway Parking | Garage | Entrance Hall | Cloakroom | Living Room | Open Plan Kitchen/Diner | Bi-Folds To Garden | Utility Room | Four Double Bedrooms | En-Suite And Dressing Area To Principal Bedroom | Family Bathroom | Beautiful Garden With Gated Side Access | Gas Central Heating | Double Glazing | Private Cul-De-Sac | No Onward Chain |

Properties on this private, Penn village road, seldom come to market; with no onward chain and catchment to Tylers Green First and Middle School, this immaculate family house must be viewed. There is an initial driveway to the front of the house with parking for several cars, which leads on to the garage and front door. On entering the hallway, there is a cloakroom immediately to your left comprising of a two piece suite. The living room is light and airy with a box bay window to front aspect. The hub of this property is the stunning open plan kitchen, which has been fitted with shaker style wall and base units, range gas cooker, island and ceramic sink. There is ample space in the kitchen for a dining table, as well as sofa seating area and Bifold doors provide access from the kitchen to the garden, plus a separate utility room to the side of the kitchen too. Going upstairs is a handmade oak staircase that leads to four double bedrooms and a fully tiled modern bathroom that comprises of a low level W.C., wash hand basin and bath with shower over. The amazing principal bedroom benefits from an en-suite shower room and dressing area with built in wardrobes. To the rear, is a private garden, which is laid to lawn with an initial patio in front of the bi-fold doors and another to the rear of the garden, as well as a gated side access. Other benefits include gas central heating and double glazing. All in all, a stunning property, in a wonderful location, which would make a wonderful family home.

**Price... £760,000**

Freehold

Energy Efficiency Rating	
Current	Potential
How energy efficient is your property? Lower ratings indicate higher energy costs.	
A	B
B	C
C	D
D	E
E	F
F	G

England & Wales EU Directive 2002/91/EC





---

## LOCATION

Much sought after private road in Penn... Part of this extremely popular Chiltern Village... Only a few minutes' walk from open countryside.... Catchment area for Tylers Green schools.... Catchment area for the excellent Grammar Schools.... Excellent private schools.... Short walk to the village green, pond, pub and shop etc.... Convenient for M40 with three separate junctions within a 10/15 minute drive.... Fast London bound trains at High Wycombe (2.5 miles) Beaconsfield (3 miles) and Amersham (5 miles).... Heathrow Airport (16 miles).... Further range of amenities at neighboring Hazlemere including dentist, vets, library, supermarket and bank.... Nearby Beaconsfield has a large range of amenities and shopping facilities....

## DIRECTIONS

From the Hazlemere branch of The Wye Partnership leave the crossroads along the Penn Road (B474) towards Beaconsfield and continue as the road changes name to Hazlemere Road. Then turn right into West Avenue and continue along and the property can be found on the left hand.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

D

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

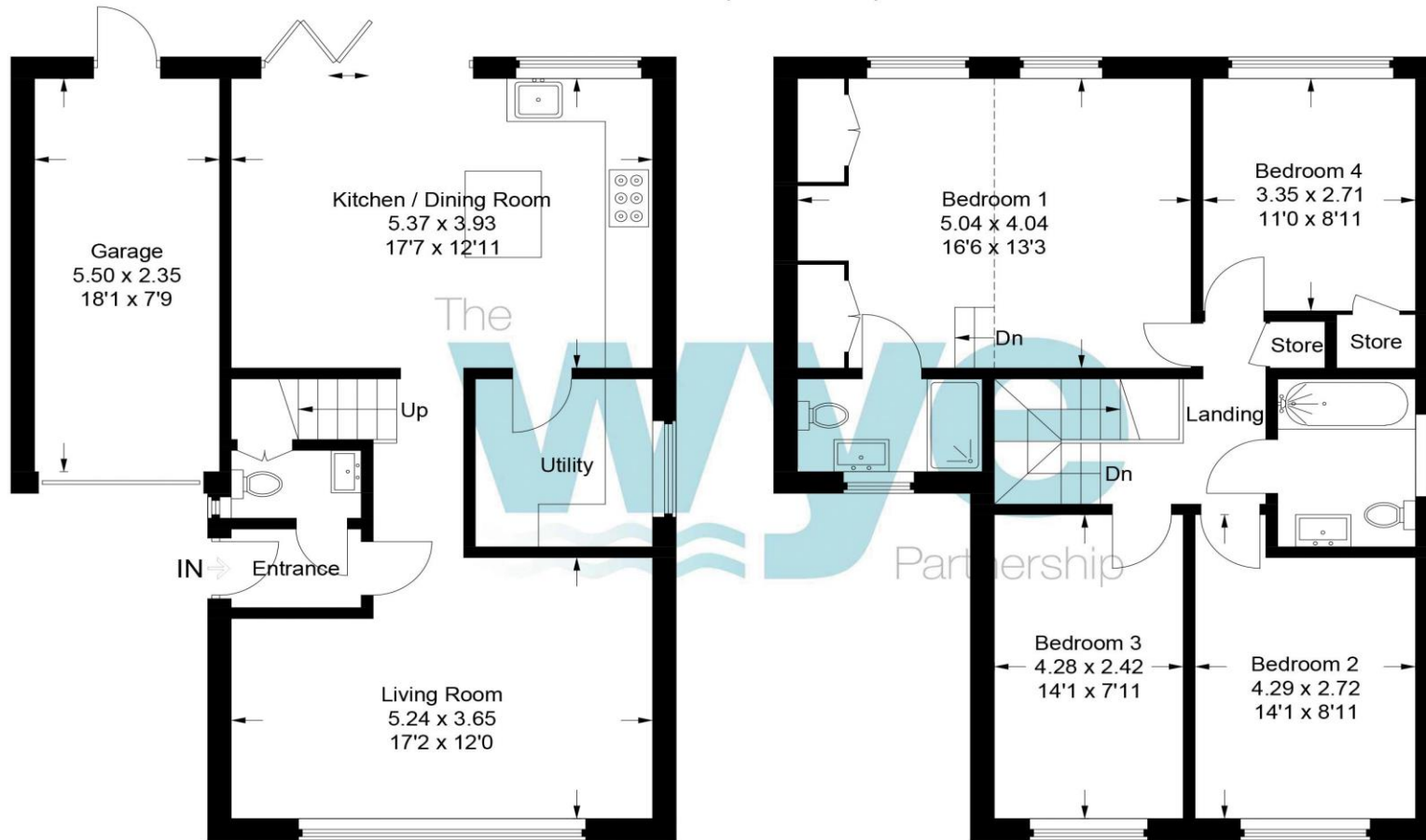
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

---



# 1B West Avenue, Penn, HP10 8AE

Approximate Gross Internal Area  
Ground Floor = 55.9 sq m / 602 sq ft  
First Floor = 69.1 sq m / 744 sq ft  
Garage = 13.0 sq m / 140 sq ft  
Total = 138.0 sq m / 1,486 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
© CJ Property Marketing Ltd Produced for Wye Residential - Hazlemere

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership