



3 Greenridge, Penn, Buckinghamshire, HP10 8DX

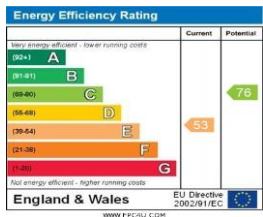
A well presented, four bedroom, detached house located in a quiet cul-de-sac in the popular village of Tylers Green.

Built Approx Late 1960's/Early 1970's | Detached Family House | Nice Size Entrance Hallway | Large Lounge | Fitted Kitchen | Downstairs Cloakroom | Dining Room | Four Good Size Bedrooms | Principal Bedroom With En-Suite Shower Room | Family Bathroom | Gas Heating | Double Glazed Throughout | Attractive And Private Rear Garden | Gated Side Access | Double Length Garage | Driveway Parking |

This delightful family home is situated at the edge of the village, within walking distance to the much sought after Tylers Green School and beautiful open countryside. There is an initial driveway leading up to a large, double length, tandem garage, which has power and a rear door leading to the garden. Once inside the property, there is a light, bright welcoming entrance hall with stairs leading to the first floor and that all important downstairs cloakroom to the side. The lounge and dining room is 'L' shaped and has been tastefully decorated with a feature open fireplace and French doors leading to the garden. The kitchen is fitted with white shaker style wall and base units and door access to the side of the house. Upstairs, are four good size bedrooms with the principal bedroom benefiting from an en-suite shower room and also the family bathroom. There is a private garden to the rear with an initial patio area, gated side access and mainly laid to lawn with a decked seating area to its rear. The property comes to market on this small cul-de-sac of only six houses, has been well maintained, double glazed throughout and must be viewed to be appreciated.

Price... £665,000

Freehold



LOCATION

Quiet cul de sac.... Highly regarded village of Tylers Green and Penn.... Sought after location Long Penn country walks locally.... Playing fields close-by.... Catchment area for Tylers Green First and Middle Schools both within walking distance.... Catchment to the excellent local Grammar Schools.... Buses route nearby.... Local convenience store and Doctors surgery.... Excellent local amenities in neighbouring Hazlemere include, dentists, library, supermarket, pharmacy etc.... Three M40 junctions 10/15 minute drive.... Fast London trains at High Wycombe (2 miles) Beaconsfield (4 miles) and Amersham (5 miles)....

DIRECTIONS

From the Hazlemere Office of The Wye Partnership proceed along the Penn Road (in the Beaconsfield direction) and after approximately one mile turn right at the crossroads into New Road. Continue along New Road and soon it becomes Cock Lane. Pass Tylers Green Middle School on the left and proceed down Cock Lane towards the single track road. After a short distance, before the single track road, turn left into Ashwells followed by first right into Greenridge and the property will be found on the left hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

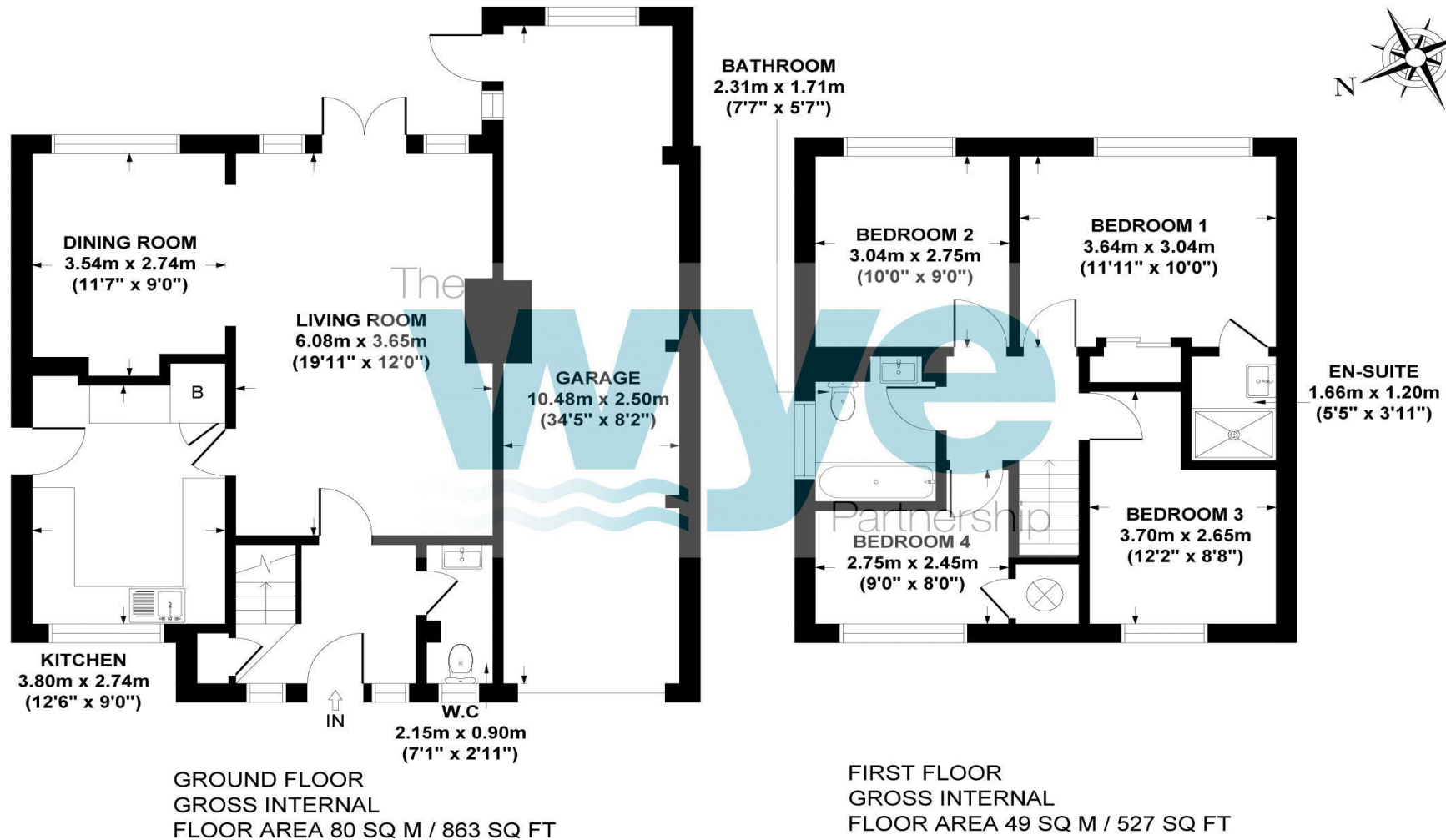
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MORTGAGE

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.





GREENRIDGE, TYLLERS GREEN, HP10 8DX
APPROX. GROSS INTERNAL FLOOR AREA 129 SQ M / 1390 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership