



9 Taplin Way, Penn, Buckinghamshire, HP10 8DW



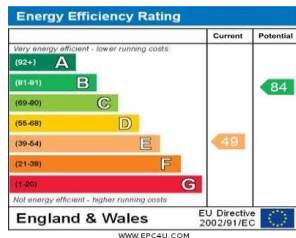
*A four bedroom, detached house located on a quiet cul-de-sac with garage and driveway parking. No Onward Chain.*

Detached Family House In A Sought After Village | Cul-De-Sac | Driveway Parking | Garage | Entrance Hallway | Living Room | Dining Room | Kitchen | Utility Room | Cloakroom | Four Good Size Bedrooms | Family Bathroom | Private Garden | Gas Central Heating | Double Glazing | Potential To Extend (STPP) | No Onward Chain |

Tucked away on this quiet cul-de-sac, is this well maintained, extended property that is in need of some modernisation and comes to market for the first time in nearly 50 years. A peaceful location, yet a short walk will get you to the village green, local amenities and Tylers Green School. To the front is driveway parking and access to the single garage and to the rear is a private garden, which has an initial patio and then mainly laid to lawn with a covered side access. Inside, is a welcoming hallway with cloakroom to the side and there is a separate living and dining room. The kitchen has been fitted with wall and base units and provides ample space for a table. There is a large utility room to the side of the kitchen with door access to the garage, as well as the garden. Upstairs, you will find four good size bedrooms and a family bathroom. The property also benefits from double glazing, gas central heating and has potential to extend, subject to the usual consents. With some updating a wonderful family home awaits!

**Price... £750,000**

Freehold





## LOCATION

Much sought after road/location... Part of this extremely popular Chiltern Village.... Only a few minutes walk from open countryside.... Catchment area for Tylers Green school.... Excellent Grammar School catchment.... Short walk for village green, pond, doctor surgery, pub and shop etc.... Convenient for M40 with three separate junctions within a 15 minute drive.... Fast London bound trains at High Wycombe (2.5 miles) Beaconsfield (3.5 miles) and an Underground train station in Amersham (5 miles).... Heathrow Airport (16 miles).... Range of amenities at neighbouring Hazlemere (1 Mile) including dentist, vets, library, coffee shops, supermarket and a variety of shops....

## 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. At the crossroads turn right into New Road and continue up the hill, taking the third turning on the right into Taplin Way. The property can be found on the left hand side identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

E

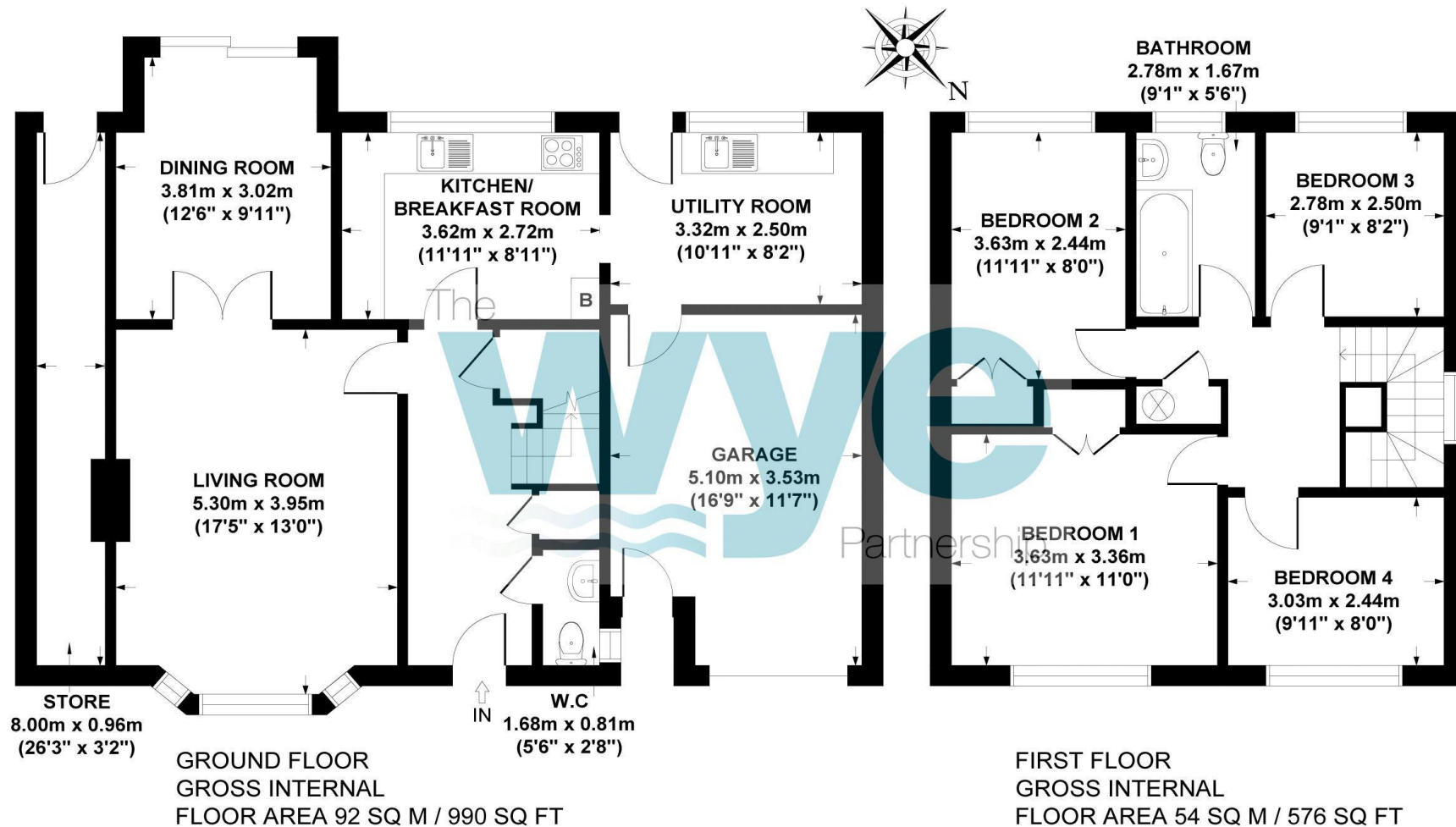
### MORTGAGE

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.*







**TAPLIN WAY, TYLERS GREEN, HP10 8DW**  
**APPROX. GROSS INTERNAL FLOOR AREA 146 SQ M / 1566 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership