



35 St. Johns Road, Tylers Green, Buckinghamshire, HP10 8HW

A wonderful opportunity to acquire this fabulous, extended house, which is in need of modernisation and is situated on the much sought after St. Johns Road in Tylers Green/Penn. No Onward Chain.

First Time To Market Since Being Built In 1935 | Semi Detached House In Need Of Modernisation | Driveway Parking For Several Cars | Garage | Storm Porch | Entrance Hallway | Living Room With Open Fireplace | Dining Room | Kitchen/Breakfast Room | Four Bedrooms | Bathroom | Separate W.C. | Private Garden With Gated Side Access | Double Glazing | Gas Central Heating | No Onward Chain |

Located in St. Johns Road is this semi-detached house, which comes to market for the first time since being built in 1935, and although is in need of updating, it has been well maintained over the years. To the front of the property is off street parking for several cars as well as access to a large integral garage. There is a dual aspect living/dining room with feature open fireplace and the kitchen/breakfast room is fitted with eye and base level units and opens into the breakfast room, which has ample space for a decent size table and chairs, and there are two doors leading to the garden. Upstairs are four good size bedrooms, a bathroom and separate W.C. Outside is a private garden with an initial patio and lawn, then hidden away is the second part of the garden, where there is a greenhouse and a further 40ft (approximately) of garden space that could be opened up into a stunning garden. This property must be viewed to appreciate its potential.

Price... Offers in Excess of £600,000

Freehold

Energy Efficiency Rating		Current	Potential
<small>More energy efficient - lower running costs</small>			
(85-100)	A		82
(69-84)	B		
(54-68)	C		
(39-53)	D		
(24-38)	E		
(9-23)	F		
(1-8)	G		
<small>Less energy efficient - higher running costs</small>			
		50	

England & Wales EU Directive 2002/91/EC
www.epc4u.com



LOCATION

Much sought after Tylers Green/Penn location.... Part of this extremely popular Chiltern Village.... Only a few minutes' walk from open countryside.... Catchment area for the excellent Tylers Green schools.... Catchment for the excellent Grammar Schools.... Short walk to the village green, pond, pub, shop and doctors surgery.... Convenient for M40 with three separate junctions within a 15 minute drive.... Fast London bound trains at High Wycombe (3 miles) Beaconsfield (4 miles) and an Underground station in Amersham (5 miles).... Heathrow Airport (16 miles).... Range of amenities at neighbouring Hazlemere which include Dentist, vets, library, and a variety of shops which include a pharmacy, supermarket, Tesco Express and Little Waitrose....

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 then take the fourth turning on your right into St. Johns Road. Continue along and the property will be found on the left hand side identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

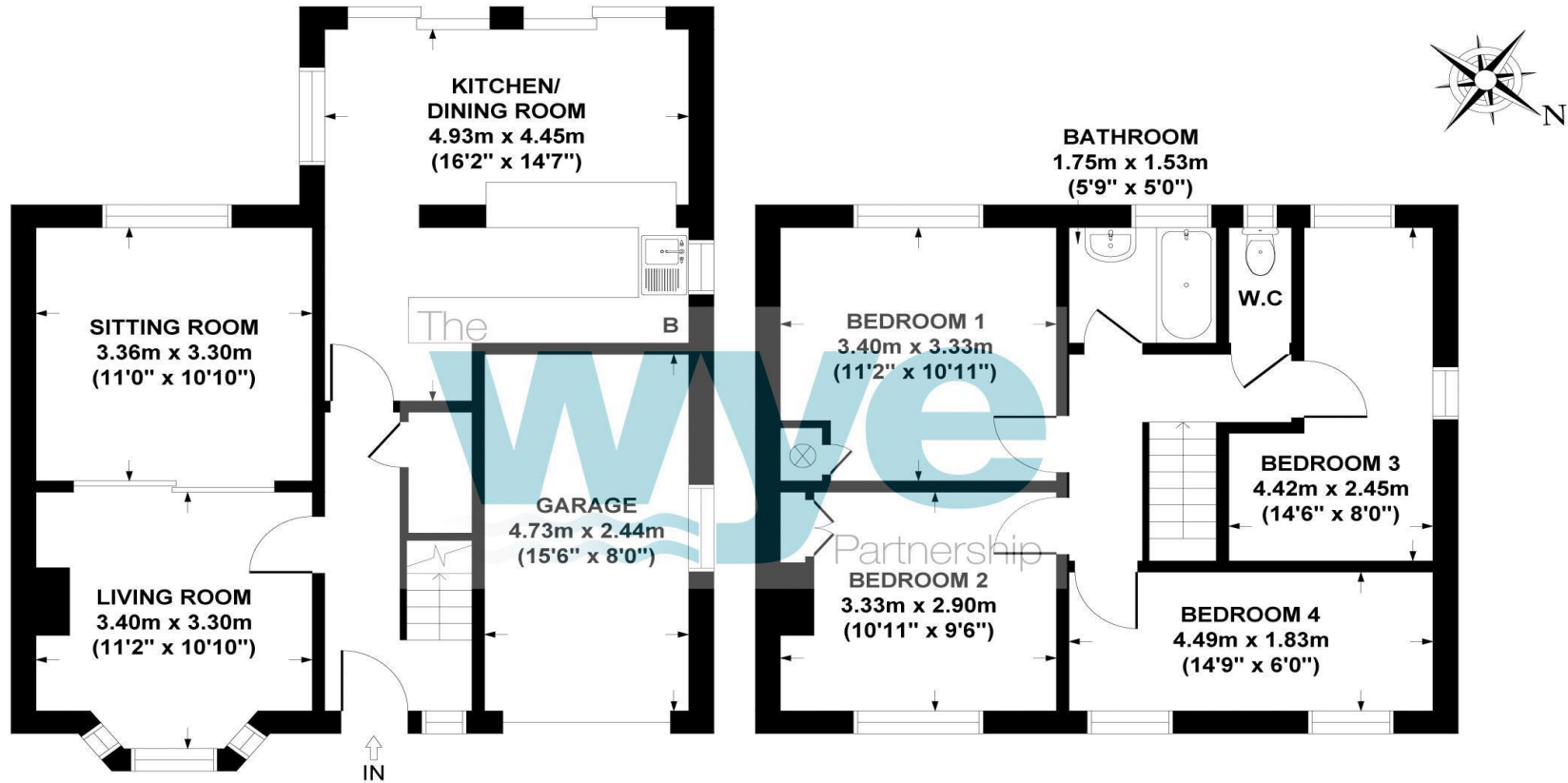
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MORTGAGE

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.





GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 62 SQ M / 670 SQ FT

FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 50 SQ M / 538 SQ FT

ST. JOHNS ROAD, TYLERS GREEN, HP10 8HW
APPROX. GROSS INTERNAL FLOOR AREA 112 SQ M / 1208 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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wyeres.co.uk

The **wye** Partnership