

35

35 Penn Road, Hazlemere, Buckinghamshire, HP15 7LS

A wonderful, semi-detached, character house built in 1906 with three bedrooms, two receptions, large kitchen, upstairs bathroom and a private sunny garden.

Extended Semi Detached Character House | Built In 1906 | Character Features Throughout | Gas Central Heating | Hallway | Three Bedrooms | Master Bedroom With Shower Room | Lounge | Dining Room | Working Open Fireplace | Large Bathroom On First Floor | Large Kitchen Facing The Garden | Double Glazed Throughout | Private Back Garden With Side Access |

If you love old character properties, this 1906 built semi-detached house boasts charm throughout and has been extended by the current owners to provide a substantial family home. There is a separate lounge and dining room, as well as a good size fitted kitchen with wall and base units, breakfast bar and French doors leading to a charming garden, which is mainly laid to lawn with side access. Upstairs are three excellent size bedrooms with the main bedroom benefiting from built in cupboards and a shower room, plus there is a large bathroom fitted with a three piece suite. The property has gas central heating and is double glazed throughout. Character houses are rarely available in Hazlemere, therefore early viewings are highly recommended to avoid disappointment.

Price... £439,950

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		82
D	(55-68)	55	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



LOCATION

Convenient for local amenities and schools catering for children of all ages.... Grammar School catchment.... Popular Chiltern Village bordering Penn/Tylers Green.... Local Pubs/Restaurants.... Local shops a few minutes' walk.... Local amenities include Doctors surgery, Dentist and library.... On a bus route.... Three M40 access points only 10/15 minutes' drive.... Fast London bound trains from High Wycombe (2 miles) Beaconsfield (4 miles) and Amersham (5 miles).... The village is surrounded by delightful Chiltern countryside and has views looking over paddocks....



DIRECTIONS

From the Hazlemere branch of Wye Residential proceed from the Hazlemere Crossroads and take the Penn Road, signposted towards Penn/Beaconsfield (B474). Continue along and just after the first turning on the right the property will be found on the right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

D

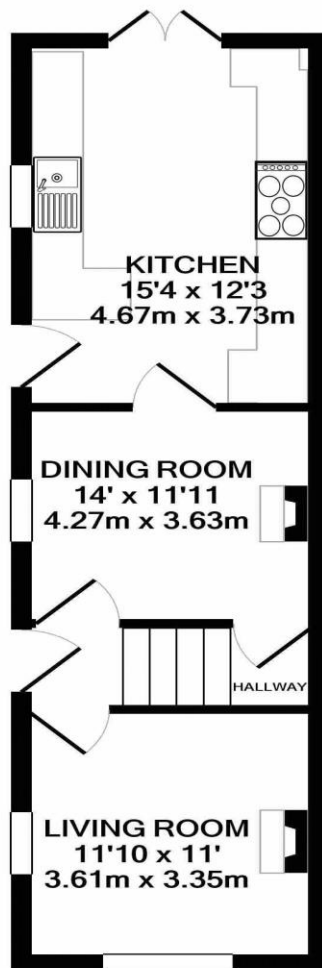
MORTGAGE

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

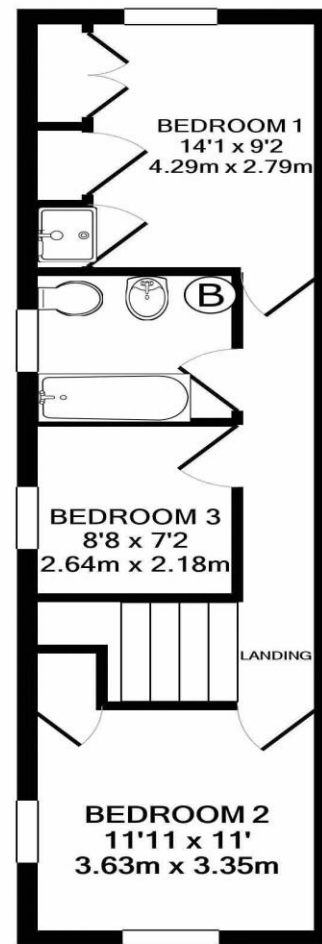


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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The **wye** Partnership