



10 Lancaster Ride, Penn, Buckinghamshire, HP10 8DU

A beautiful, detached family house, in cul-de-sac location, yards from excellent village school.

Built In The 1960's | Detached Family House | Large 'L' Shaped Lounge/Dining Room With Wood Burner | Re-Fitted, Modern Kitchen | Three Bedrooms | Modern Re-Fitted Family Bathroom | Gas Fired Central Heating | Sealed Unit Double Glazing | Attractive, Secluded Rear Garden | Driveway Parking For Three Cars | Extra Length Garage | No Onward Chain | Early Viewing recommended |

A delightful, three bedroom, detached family home, is located in this quiet cul-de-sac and close to the popular Tyler Green schools and open countryside. The accommodation is beautifully presented and re-fitted throughout and comprises of a good size 'L' shaped lounge/dining room with wood burner, window overlooking the front aspect and patio doors to the rear garden, an attractive re-fitted, modern kitchen with door access to the rear garden, three bedrooms and a modern re-fitted bathroom. To the front, there is a grass area, large driveway providing off road parking for three cars and an extra long garage. To the rear, there is a pretty, enclosed garden with grass area, seating area to the back, door access to the garage and side gated access to the driveway. The property also comes with no onward chain and a viewing is highly recommended.

Price... £525,000

Freehold

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
92+ A	
81-91 B	80
69-80 C	
55-68 D	65
45-54 E	
35-44 F	
2-44 G	
Full energy efficient - higher running costs	

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



LOCATION

Quiet cul-de-sac... Highly regarded village... Classic Penn location Long Penn country walks locally.... Parades of shops close by... Playing fields close by.... Catchment area for Tylers Green First and Middle Schools, both within walking distance.... Buses 5 minutes' level walk.... Doctors, dentists, library, bank etc available in neighbouring Hazlemere.... Three M40 junctions 10 minute drive.... Fast London trains at High Wycombe (2 1/2 miles) Beaconsfield (4 miles) and Amersham (5 miles)....



DIRECTIONS

From the Hazlemere Office of Wye Residential proceed along the Penn Road B474 towards Beaconsfield, continuing as the road name changes to Hazlemere Road and after approximately one mile turn right at the crossroads into New Road. Continue along New Road, which bears left and becomes Cock Lane. Go past the Tylers Green Middle School on the left, and proceed down Cock Lane towards the single track. After a short distance, turn left into Ashwells, followed by first left into Lancaster Ride, where the property can be found on the right hand side identified by a Wye Partnership 'For Sale' board.



ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

D

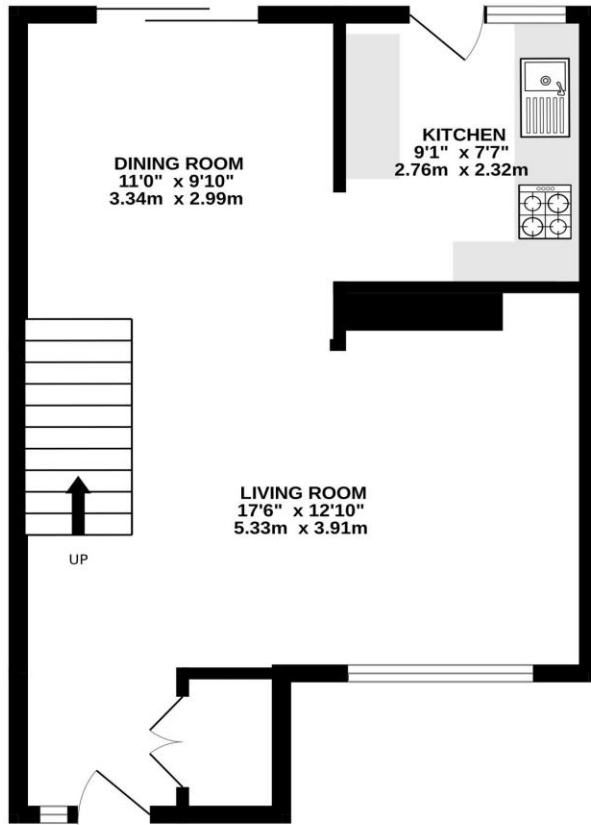
MORTGAGE

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

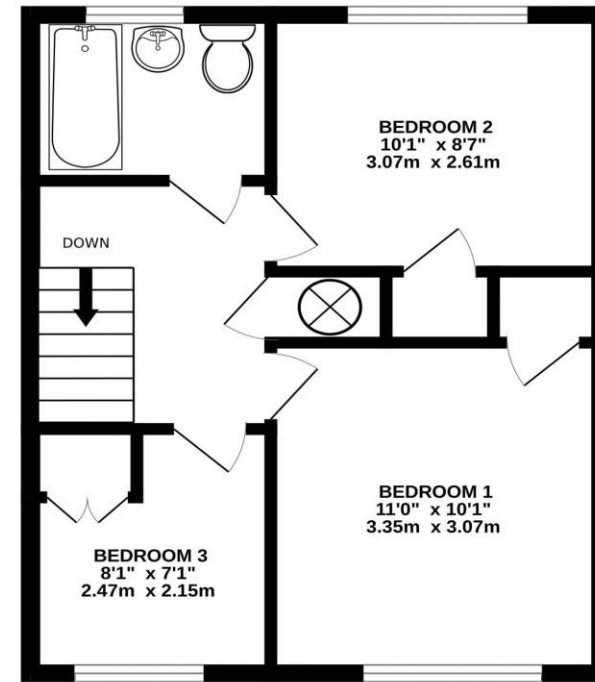
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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