



76 The Chase, Tylers Green, Buckinghamshire, HP10 8BA



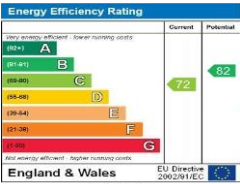
*An exceptional, well-proportioned Tylers Green semi-detached house, which has been extended by the current owners to provide a fantastic family home in a much sought after road.*

Semi-Detached Family House | Sought After Road In Tylers Green | Entrance Hallway | Living Room With Log Burner | Dining Room | Open Plan Kitchen With Family Area | Bi-Fold Doors To The Garden | Utility Room | Cloakroom | Study/ Kids Playroom/Bedroom 4 | Three Bedrooms | Shower Room | Private Rear Garden With Side Access | Driveway Parking | Garage With Service Pit | Gas Central Heating With Modern Boiler | Double Glazing With Window Skins To The Front | Catchment For Great Local Schools Including Tylers Green School |

The Chase is a much sought after road, in the popular village of Tylers Green, with its good school catchment, excellent local amenities and just a short walk to the local convenience store. This immaculately presented, extended, semi-detached house has been well maintained and offers versatile living accommodation. The front of the property is mainly laid to lawn with driveway parking and a single garage, which includes a service pit and gated side access leading to a fabulous garden with an initial patio and again mainly laid to lawn. Inside, is a welcoming hallway, which leads through to an amazing open plan kitchen/family area fitted with shaker style units, granite worktops, tiled flooring with underfloor heating and bi-fold doors with internal blinds leading to the garden. The living room has a feature log burner and wood flooring stretching through to the dining room. Downstairs is finished off with a study/children's playroom/fourth bedroom, a utility room and cloakroom. Upstairs, is the shower room and three good size bedrooms with the principle bedroom benefiting from fitted furniture. Other benefits include gas central heating, double glazing (with skins to the front) and a water softener to the 1st floor taps. A seriously must-see house - call our office for your appointment to view.

**Price... £665,000**

**Freehold**





## LOCATION

Sought after Tylers Green village location.... Penn countryside near-by.... Shops and local amenities all within walking distance.... Extensive range of shops in Park Parade Hazlemere which includes a supermarket.... More local shops and amenities at Hazlemere crossroads which include a Tesco Express and Little Waitrose.... Playing fields close-by.... Catchment area for the popular Tylers Green School.... Catchment for excellent boys and girls Grammar schools.... Buses 5 minute walk.... Doctors, dentists, library, bank etc available in neighbouring Hazlemere.... Three M40 junctions 10/15 minute drive.... Fast London trains at High Wycombe (2 miles) Beaconsfield (4 miles) and Amersham (5 miles)....

## DIRECTIONS

From our Wye Partnership office at the Hazlemere Crossroads, take the Penn Road towards Beaconsfield (B474), continue along for about half a mile and take the turning right into Curzon Avenue. Continue along this road and take the second turning on the left into Ashley Drive. Follow the road along, then take the second turning on the right into Kings Ride, then take the first left into The Chase and the property can be found immediately on the right identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

C

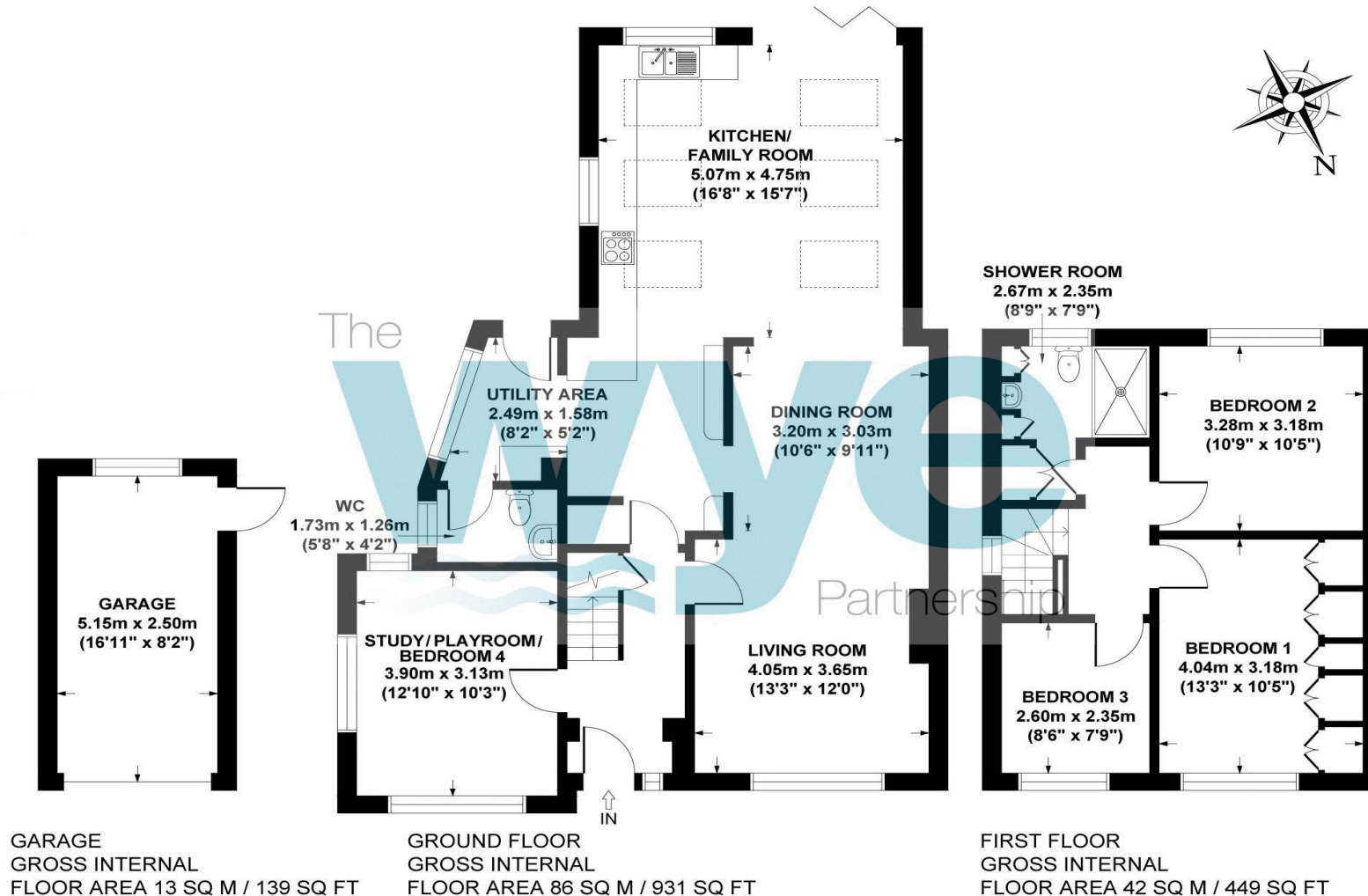
## MORTGAGE

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.*







**76 THE CHASE, TYLERS GREEN, HP10 8BA**  
**APPROX. GROSS INTERNAL FLOOR AREA 141 SQ M / 1518 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