



Rydal, 215 Penn Road, Hazlemere, Buckinghamshire, HP15 7PB

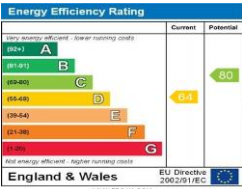
A lovely, detached house with driveway parking and located in popular Hazlemere, close to Penn Village.

1930's Built Detached House | Attractive Bay Windowed Side Elevation | Light & Airy Accommodation | Gas Central Heating (new boiler) | Double Glazing | Entrance Hall | Cloakroom | Triple Aspect Living Room With A Solid Fuel Burner | Garden Access Through Lounge | Large Open Plan Kitchen/Dining Room | Three Good Size Bedrooms - (all recently replastered and require redecoration and finishing) | Family Bathroom | Ample Off Street Parking | Private Large Garden With Gated Side Access | Potential To Extend - plans already submitted - permission awaited | No Chain

A charming, 1930's built, detached house, located on the Penn side of Hazlemere with good local amenities and schooling for children of all ages. The property has a lovely light and airy feel, is double glazed and has gas central heating throughout (new Boiler), as well as a solid fuel burner in the lounge. The accommodation has been in the process of general refurbishment, to include the replastering of the bedrooms and decoration is now required throughout. Entrance hall with cloakroom, triple aspect living room with window shutters and large kitchen/diner fitted with a range of wall and base units, integrated appliances and ample space for a table. Upstairs, there is a light filled, bay windowed landing, three good size bedrooms (requiring redecoration and 2 require replacement skirting board and a family bathroom. Outside, there is a block paved driveway with gated side access to a lovely, rear garden of excellent size. There is potential to extend this house, and plans have already been submitted with planning pending. A lovely property, which is worthy of an internal inspection.

Price... Guide Price £550,000

Freehold



LOCATION

Convenient location for local amenities.... Approx. a 10 minute walk to local library, Doctors and Dental surgery, pharmacy, bank, convenience stores (Tesco Express & Little Waitrose) and restaurants.... Extensive range of shops at Park Parade Hazlemere.... Close to open countryside and good schools catering for children of all ages.... Excellent Grammar School catchment.... Three M40 junctions approximately 10/15 minutes' drive with easy access to the M25 and M1 motorways.... Bus route serving High Wycombe (2 miles), Amersham (5 miles) and Beaconsfield (5 miles) each with fast London bound trains....

DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Penn Road (B474) towards Beaconsfield for about half a mile and the property will be found on the right hand side just before the turning into Tudor Road (opposite the piano shop), identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

D

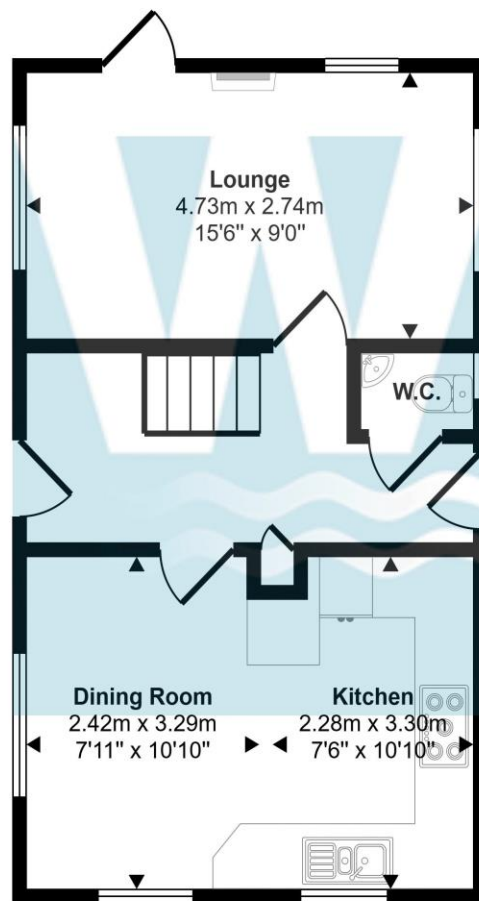
MORTGAGE

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

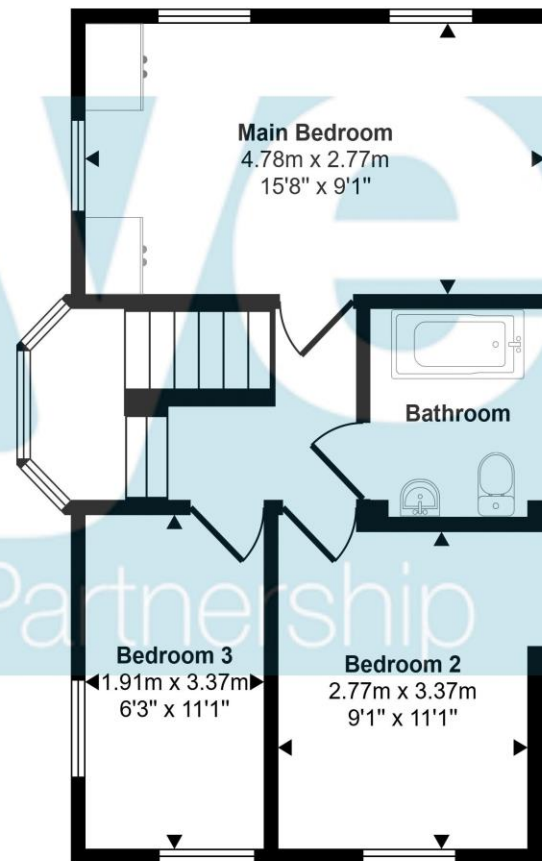
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
78 sq m / 838 sq ft



Ground Floor
Approx 38 sq m / 414 sq ft



First Floor
Approx 39 sq m / 424 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership