



9 Old Kiln Road, Tylers Green, Buckinghamshire, HP10 8AJ

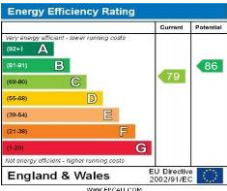
A stunning, four bedroom family house that has been updated to a high standard and is presented to market in immaculate condition.

Extended Semi-Detached House | Modernised To A High Standard | Entrance Hallway | Lounge with Surround Sound Speakers | Stunning Open Plan Kitchen/Living Area | Utility Room | Cloakroom | Study | Four Bedrooms | Ensuite And Dressing Room To Principal Bedroom | Modern Family Bathroom | Gas Central Heating & Underfloor Heating | Double Glazing | Garage | Block Paved Driveway Parking | Bi-fold Doors To Private Landscaped Garden |

Old Kiln Road is a quiet road in Tylers Green and just a short walk to Penn, which is where you will find this fabulous, semi detached house, which has been extended and modernised throughout by the current owners. To the front of the property is a block paved drive with parking for several cars, access to the integral garage and gated side access to the rear garden. Once inside this stunning property, there is a light and airy entrance hall that provides access to the lounge and kitchen. The lounge is front aspect facing with a fireplace and surround sound speakers. The wonderful kitchen/living area is the hub of this home with grey wall and base units, island, integrated appliances including a wine fridge, ceiling lantern, bi-folds to the garden and underfloor heating. There is a separate utility room with a cloakroom and a study for those home-workers or an ideal children's playroom. Upstairs, are four excellent size bedrooms and a modern family bathroom. The principal bedroom is 17'x16' and has its own dressing area with fitted wardrobes and a luxury en-suite comprising of a low level W.C., wash hand basin and walk-in-shower. The garden has been landscaped with an initial patio and then mainly laid to lawn, plus a shed and a rear seating area. Other benefits include double glazing, gas central heating, underfloor heating in the kitchen, cloakroom, bathroom, dressing area and en-suite. A must see house to fall in love with!

Price... £800,000

Freehold



LOCATION

Highly regarded village location set between the commuter towns of High Wycombe, 3 miles, Beaconsfield, 4 miles, and Amersham, 5 miles.... Fast 25 minute trains from High Wycombe station to London Marylebone.... Metropolitan Line Underground station in Amersham.... Local convenience shop is a few minutes' walk.... Neighbouring Hazlemere provides a wider range of facilities including doctors, dentist, library, post office and shops which include a supermarket, pharmacy and coffee shops.... Buses pass close-by serving High Wycombe.... M40 access points are an approximate 10/15 minute drive....

DIRECTIONS

From The Wye Partnership office at Hazlemere Crossroads, turn right in to Penn Road, signposted Beaconsfield. Continue along for about half a mile and then as the road bends turn right into Curzon Avenue. Continue along and then take the second turning on the left into Ashley Drive and proceed along and then turn left into Old Kiln Road and the property can be found on the right hand side.

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

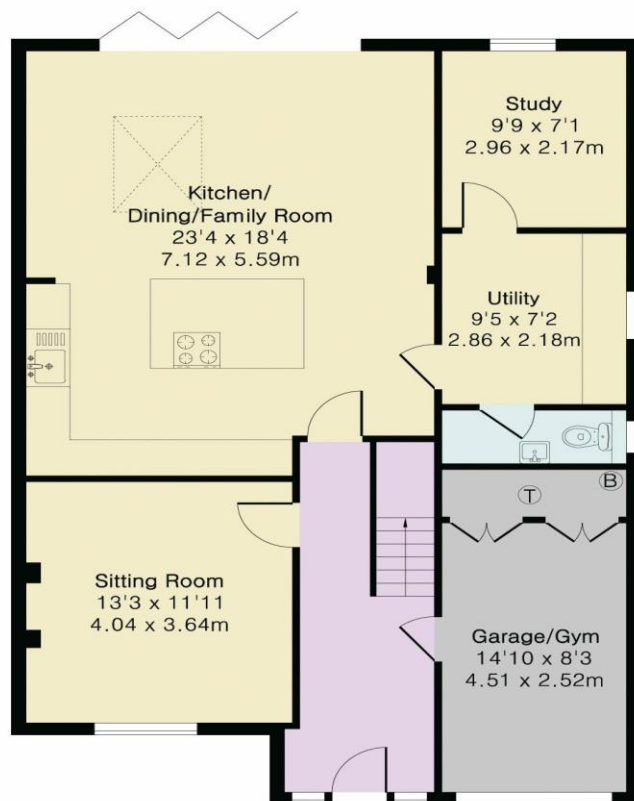
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



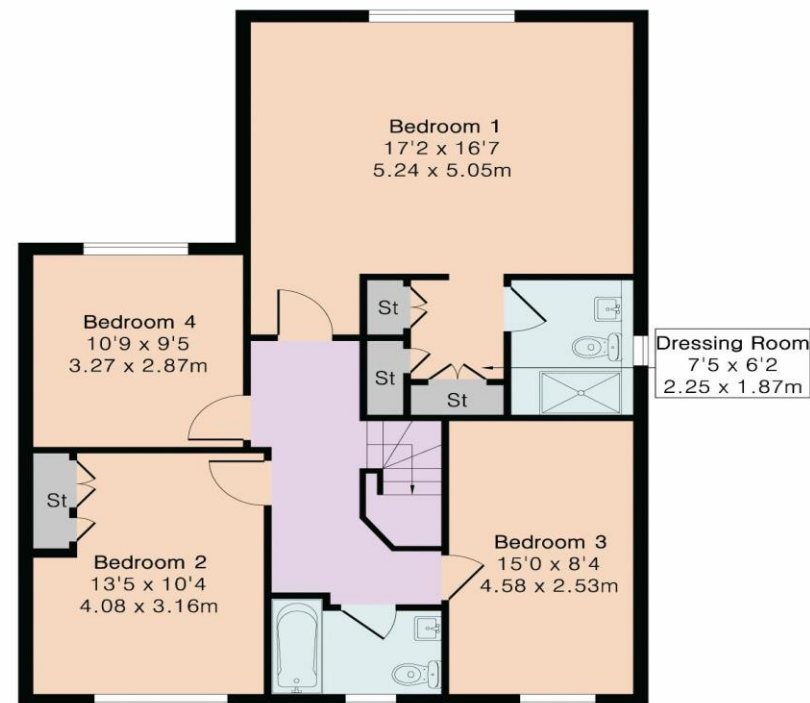
Approximate Gross Internal Area 1921 sq ft - 179 sq m

Ground Floor Area 1052 sq ft – 98 sq m

First Floor Area 869 sq ft – 81 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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The **wye** Partnership