



22 Burrows Close, Penn

£900,000



Robertsons

22 Burrows Close

Penn, High Wycombe

A detached brick and flint family home in this highly sought after village. Entrance hall, Cloakroom, Sitting room/Dining room opening to Refitted kitchen, Study/Playroom, Utility room, Gym/home office, Bedroom 1 with en suite Bathroom/Shower, Three further bedrooms, Family bathroom, Gas central heating, Double glazing, Reduced size garage/store, Gardens, Parking for three cars.

Council Tax band: G Tenure: Freehold

Entrance hall : Radiator, shelved storage cupboard

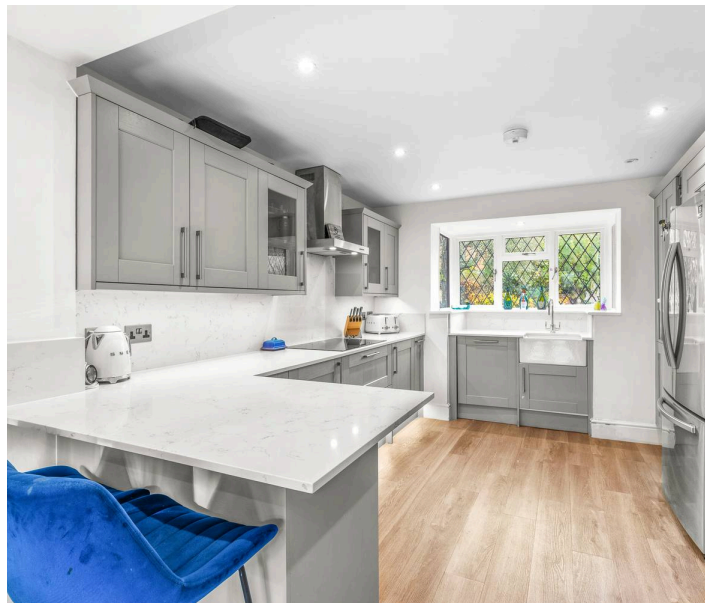
Cloakroom : Low level W.C., wash hand basin with mixer tap, part tiled walls, radiator, window to front

Study/Playroom : Radiator, window to front

Sitting/Dining room : Attractive modern fireplace with electric flame effect fire, two radiators, two sets of double doors to garden, opening to Kitchen

Kitchen : Refitted with a range of eye and base level units incorporating 'Belfast' sink unit with mixer tap and drainer, built in double oven, space for American style fridge/freezer, fitted AEG induction hob with extractor over, space for wine cooler, down lighters, Quartz worktops, bay window to front

Utility room : Stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for appliance, fitted storage cupboards, tiled splash backs, door to garage/store





Gym : With fitted mirror, down lighters, double doors to garden

First floor

Landing : window to side, airing cupboard housing foam clad hot water cylinder and shelved storage

Bedroom 1 : Radiator, two wall light points, bay window to front

En suite Bathroom : Refitted white suite comprising roll top bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap and cupboards under, walk in shower with fitted shower unit, down lighters, heated towel rail, underfloor heating, window to rear

Bedroom 2 : Radiator, window to rear

Bedroom 3 : Radiator, range of fitted cupboards, window to rear

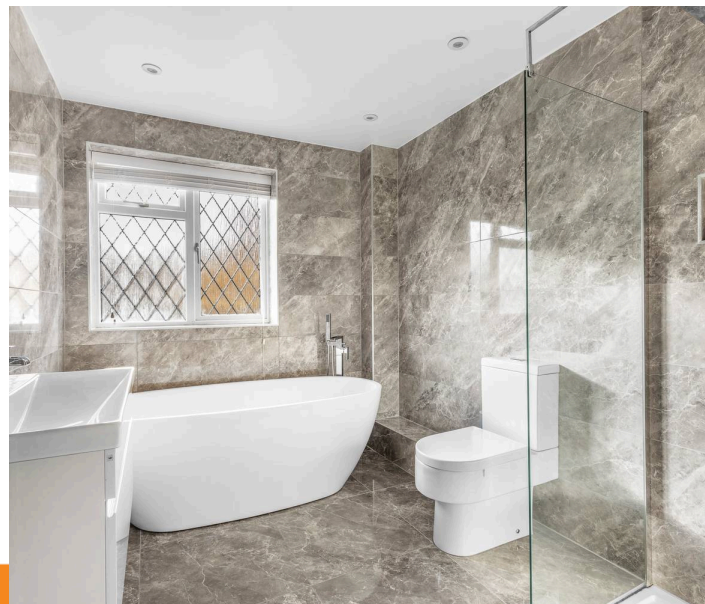
Bedroom 4 : With a range of fitted wardrobes, radiator, fitted mirror, window to front

Bathroom : White suite comprising panelled bath with mixer tap, shower attachment and rainfall shower over, low level W.C., wash hand basin with mixer tap and cupboards under, tiled walls, tiled flooring, heated towel rail, underfloor heating, down lighters, window to front

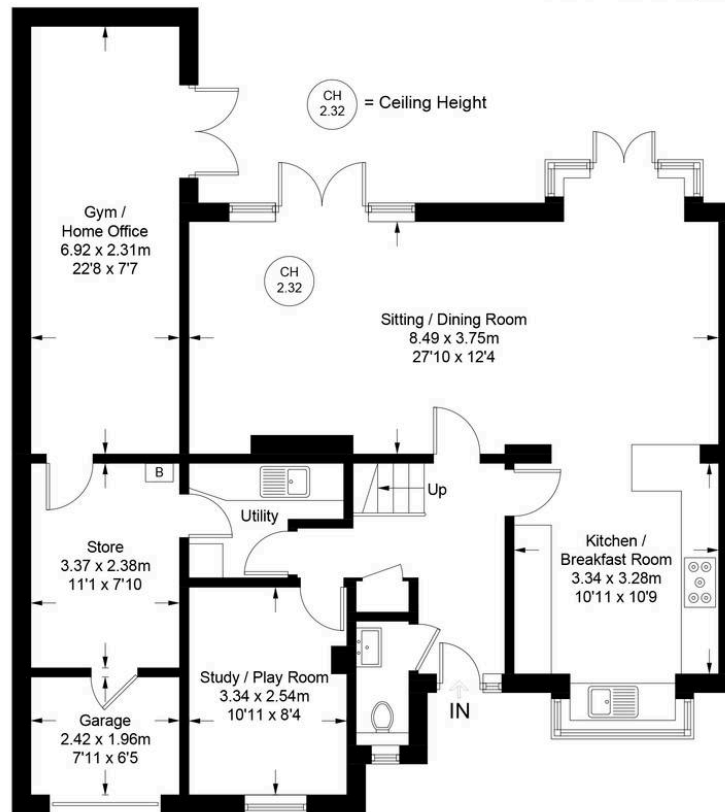
Front garden/Parking : A block paved driveway provides parking for three cars

Reduced size garage/store : With metal up and over door, wall mounted Worcester gas fired central heating boiler

Rear garden : A paved patio leads to the remainder of garden which is laid to artificial grass. All is enclosed by panelled fencing and extends to 43'x 42'.



Approximate Gross Internal Area
 Ground Floor = 103.0 sq m / 1109 sq ft
 (Including Garage)
 First Floor = 63.7 sq m / 686 sq ft
 Total = 166.7 sq m / 1795 sq ft



Ground Floor



First Floor

Floor Plan produced for Robertsons by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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