



# Pennlea, 89a, Penn Road

## Hazlemere

- Extended Detached House - Large Driveway - Garage With Integral Door - Opposite Golf Course
- Private Southerly Facing Garden - Gated Side Access
- Four Bedrooms All With Built in Cupboards - Air Conditioning To Principle Bedroom - Modern Family Bathroom
- Enclosed Porch - Large Dual Aspect Lounge/Dining Room - Fitted Kitchen - Utility Room - Downstairs Cloak/Shower Room
- Double Glazing - Gas Central Heating - Good Condition

Part of this ever popular Chiltern Village.... Convenient for local amenities including doctor and dental surgery.... Local shops and restaurants.... Tesco Express And Little Waitrose a short walk away at Hazlemere Crossroads.... Library, Pharmacy and coffee shop all also located at Hazlemere crossroads.... Good local schools catering for children of all ages.... Catchment for the excellent Grammar Schools.... Three M40 access points only 10/15 minutes drive with easy access to the M25.... Fast 25 minute London bound trains from High Wycombe (2 miles) Beaconsfield (4 miles).... Amersham Metropolitan Underground Station (5 miles).... The village is surrounded by delightful Chiltern countryside.... Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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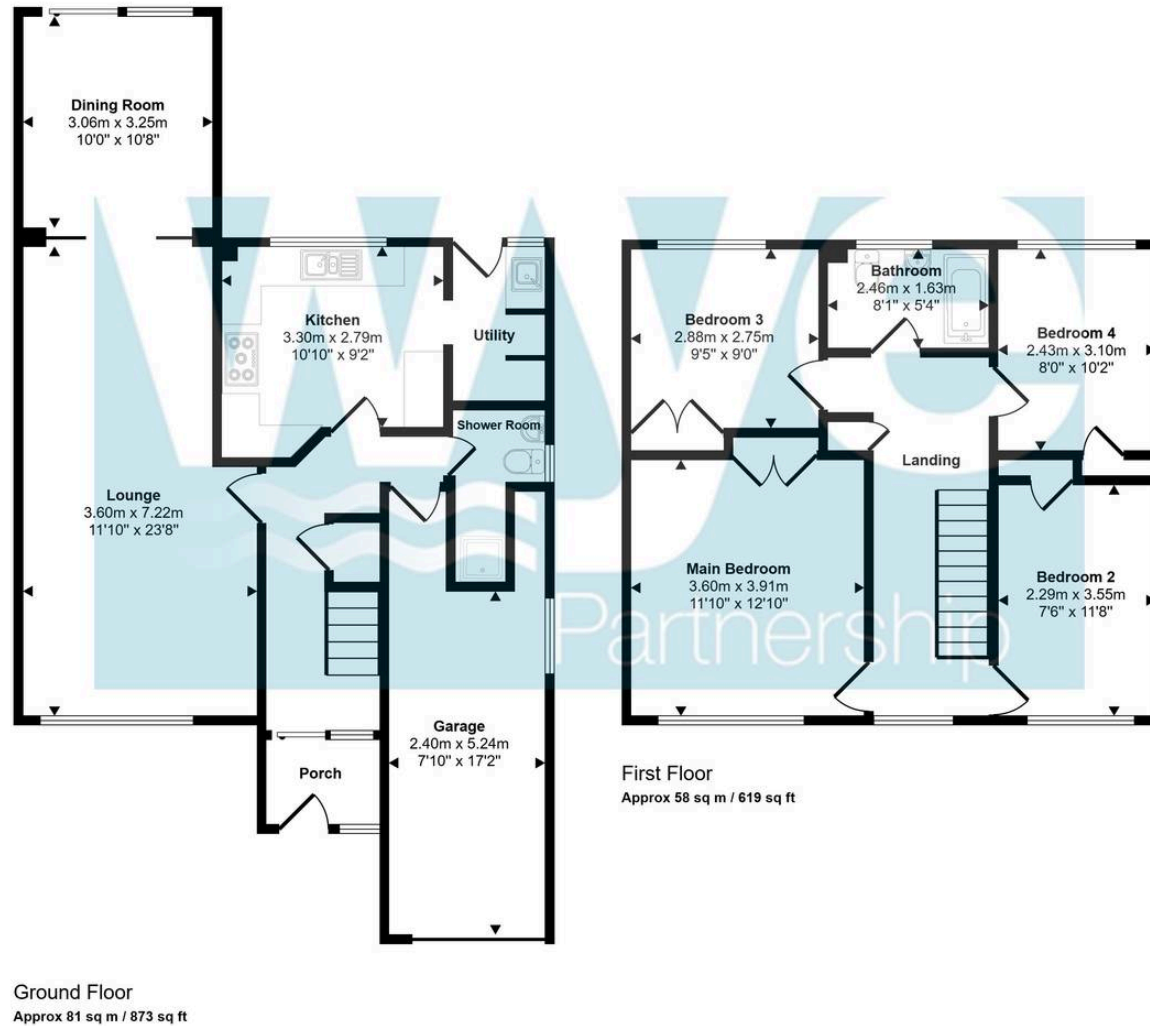
## Hazlemere

Spacious, four bed, detached home opposite the golf course with integral garage, large driveway and private south-facing garden, all situated in Hazlemere, close to good schools and local amenities.

Welcome to this spacious and inviting, extended, four bedroom detached house, perfectly positioned opposite the golf course and offering a wonderful blend of comfort and practicality. As you step through the enclosed porch, you will find yourself in a welcoming hallway that leads to a large dual aspect lounge and dining room. The fitted kitchen is thoughtfully designed and sits adjacent to a handy utility room, which has its own door for easy garden access. There is also a convenient downstairs cloakroom with shower, making it handy for busy mornings. Upstairs, all four bedrooms feature built-in cupboards, giving you plenty of storage options, and the principal bedroom benefits from air conditioning, perfect for those warmer nights. The modern family bathroom is finished with a stylish three piece suite comprising a low level W.C., wash hand basin and bath with shower over, and the landing is brightened by a window that lets in plenty of natural light. The property is in good condition throughout with double glazing and gas central heating. The integral garage is accessible from inside the house, adding convenience, while the large driveway provides ample parking for family and guests. The private garden is south facing and is mainly laid to lawn with an initial patio and decking area, plus gated side access. This home offers a fantastic layout for modern family living and whether you're looking for room to grow or simply want a comfortable home in a sought-after location, this property ticks all the boxes.



Approx Gross Internal Area  
139 sq m / 1492 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.

# The Wye Partnership Hazlemere

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