



45 Ashley Drive

Penn

- Semi Detached Family House With Potential To Extend (STPP)
- Living Room - Dining Room - Kitchen - Study
- Four Bedrooms - Two Bathrooms
- Driveway Parking - Single Integral Garage - Beautiful, Large Garden
- Double Glazing - Gas Central Heating

Sought after Penn/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, a pharmacy, library, doctors, dentist, butchers, hairdressers, barbers, restaurants/take aways Playing fields close-by.... Catchment area for the popular Tylers Green School.... Catchment for excellent Senior Schools, excellent boys Grammar schools and excellent girls High Schools.... Buses 5 minute walk.... Three M40 junctions 15 minute drive.... Fast London trains at High Wycombe (2 miles) Beaconsfield (4 miles).... Amersham Underground Station Metropolitan Line (5 miles).... Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



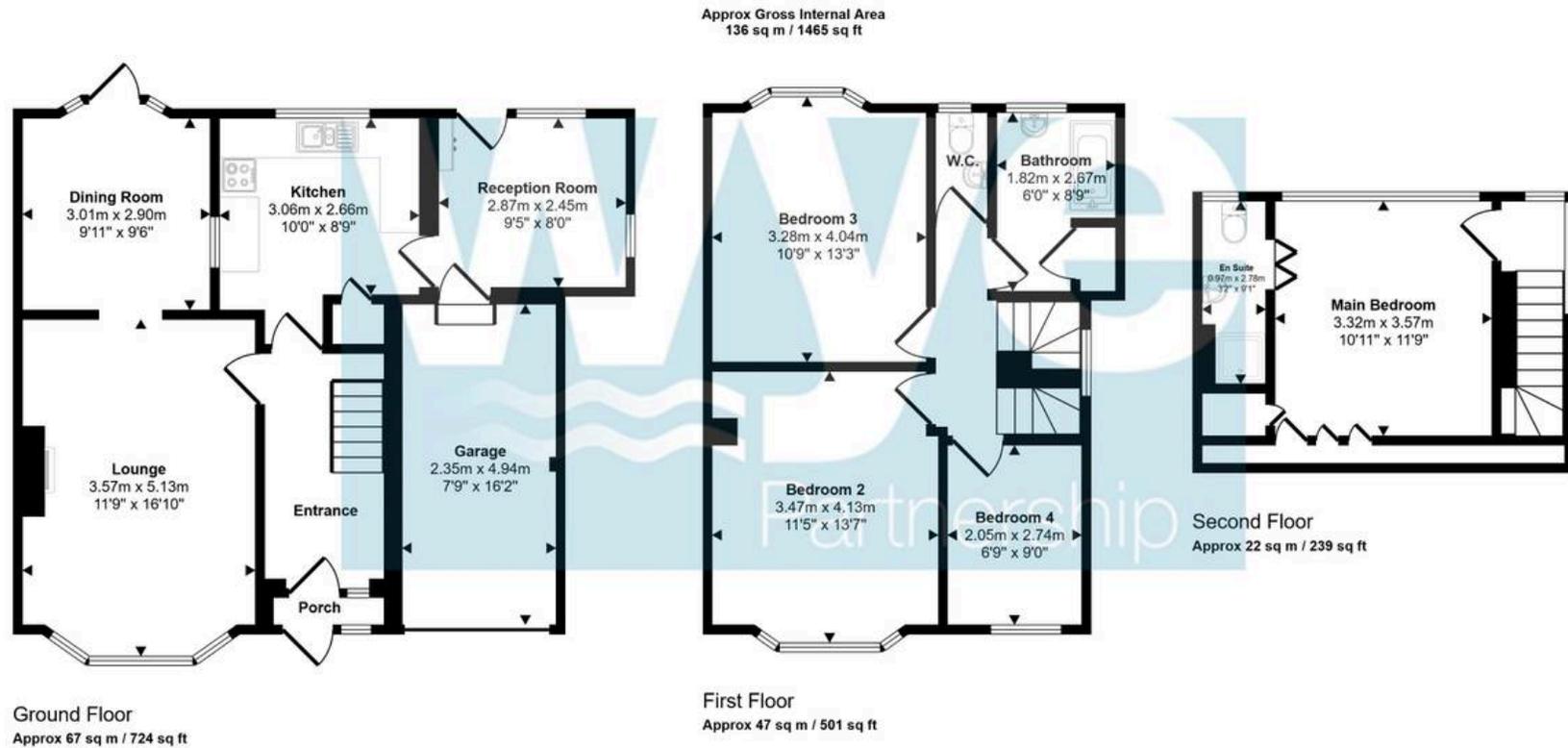
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A well presented, semi-detached family house situated in the popular Penn/Tylers Green village close to good schooling.

This extended house has been well maintained by the current owners since 1975, and although it would benefit from modernising, the property is in excellent order throughout and you can move in before deciding to update. The front has a block paved driveway leading to a single, integral garage with an up-and-over door, as well as internal door to the property. On entering, there is an enclosed porch before the entrance hall and then a separate living room and dining room. The kitchen is fitted with white wall and base units and has the potential to be knocked through to the dining room to make a wonderful open plan kitchen. Downstairs is completed with a study, which could also be used as a children's playroom. Upstairs are four bedrooms, three on the first floor with the family bathroom and separate W.C., and one bedroom on the second floor, which enjoys the use of an ensuite shower room. The rear garden is over 120ft long and has an initial patio area and then is mainly laid to lawn with a shed, greenhouse and gated side access. The property also benefits from gas central heating, double glazing and the potential to extend (STPP). A lovely property, which is worthy of an internal viewing.





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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