



9 Old Kiln Road, Penn, Buckinghamshire, HP10 8AJ – OIEO £800,000



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

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!

Key Features

- Stunning Family Home
- Extended & Modernised
- Impressive Open Plan Kitchen/Living Area
- Bi-Folds To Rear Garden
- Utility
- Cloakroom
- Lounge With Speaker System
- Study/Playroom
- Four Bedrooms
- Dressing Area
- En-Suite
- Family Bathroom
- Landscaped Rear Garden
- Block Paved Driveway
- Garage
- Close To Local Schools & Amenities
- Must Be Seen!





Location

A highly regarded village location, set between the commuter towns of High Wycombe, 3 miles, Beaconsfield, 4 miles, and Amersham, 5 miles. A local convenience shop is a few minutes' walk away and the neighbouring village of Hazlemere provides a wider range of facilities including doctors, dentist, library, post office and shops, which include a supermarket, pharmacy and coffee shops to name just a few. Buses pass close-by serving High Wycombe. There is also fast 25-minute trains from High Wycombe station to London Marylebone, a Metropolitan Line station in Amersham and the added convenience of M40 access points approximately 10-15 minutes' drive.

Council Tax band: E

Tenure: Freehold

EPC: C



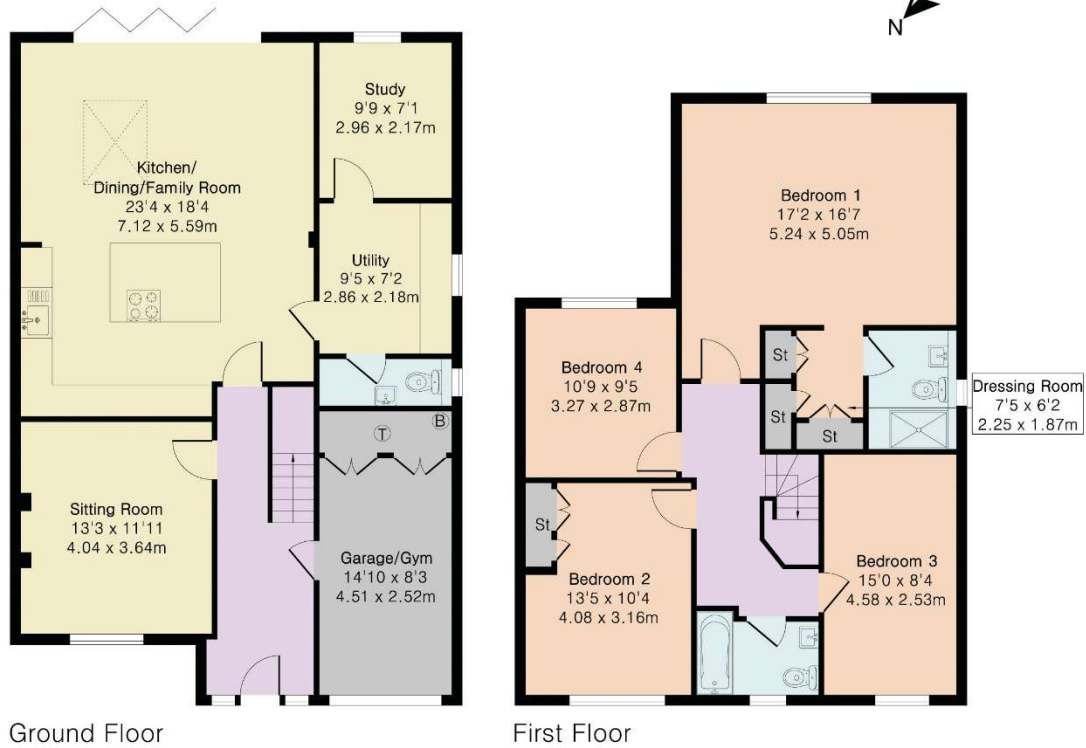
Directions

From The Wye Partnership office at Hazlemere Crossroads, turn right onto the 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. Proceed along and then turn left into Old Kiln Road and the property can be found on the right hand side.

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