



27 Chilton Close, Penn - HP10 8AQ

Offers Over £600,000

 **TIM RUSS**
& Company



- Set at the end of this quiet cul de sac in this favoured location, close to highly regarded schools, Ashley Drive park, transport links and local amenities
- Driveway parking with security lighting and CCTV leading to integral garage

Hazlemere is conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. Within a short walk is a local parade of shops. Restaurants can be found on Hazlemere Crossroads and at Park Parade there a wider range of amenities. The property is in walking distance of Manor Farm schools, a car ride away you have the options of The Royal Grammar School & John Hampden Grammar School (for boys), Beaconsfield High School and Wycombe High School (for girls). Buckinghamshire is renowned for its state and private education. Details will need to be confirmed with the appropriate schools for their catchment areas. For recreation there are two local parks nearby. Hazlemere and the surrounding area offers a wide variety of leisure and entertainment facilities including Wycombe Swan Theatre, the swimming pool and multi sports centre on Marlow Hill in High Wycombe. There are also a number of both private and public golf courses in the area and tennis, football and rugby clubs close by.



Council Tax band: F

Tenure: Freehold

EPC Rating: C

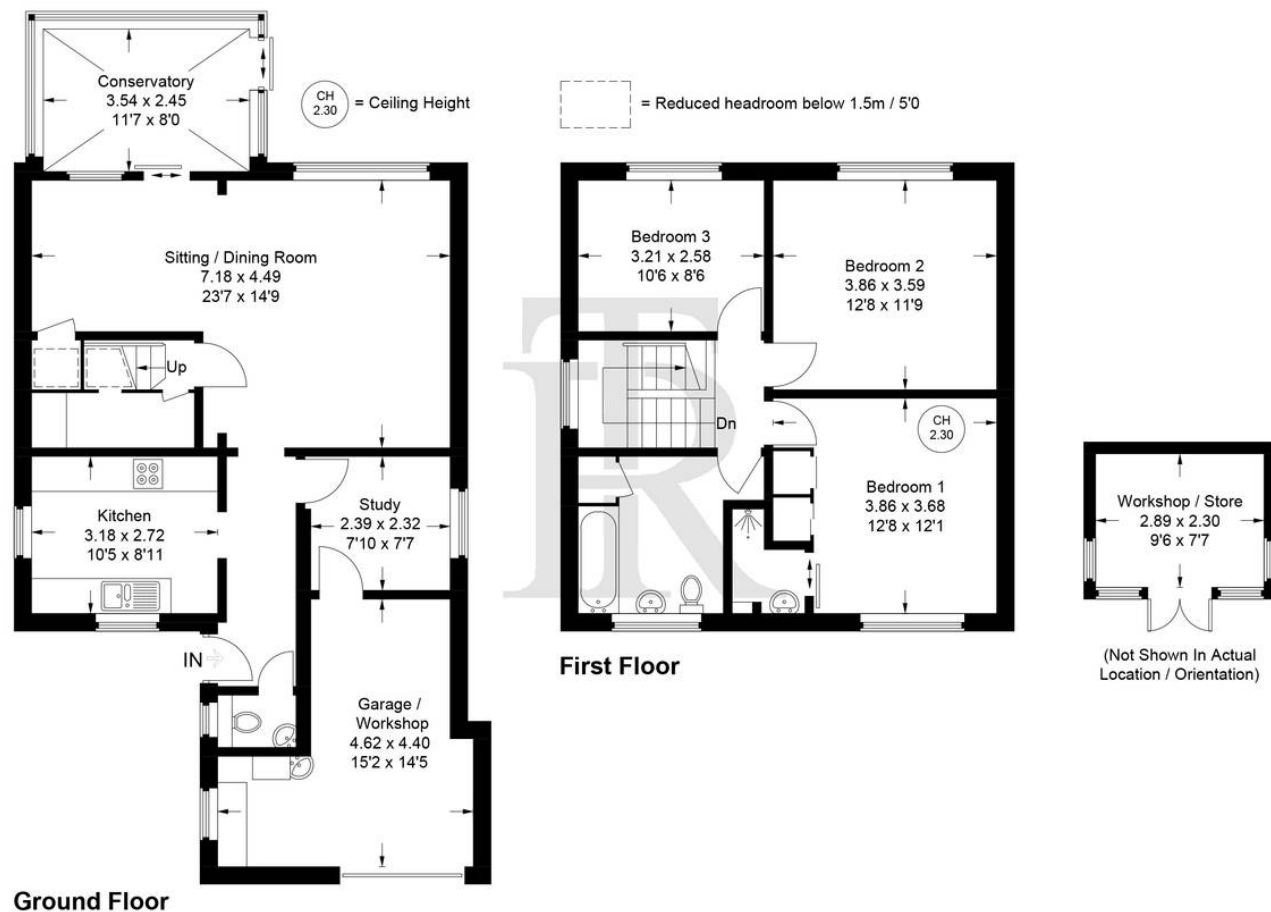


This beautifully presented three bedroom detached house is set at the end of a quiet cul de sac in this favoured location. The property is situated close to highly regarded schools, Ashley Drive park, excellent transport links and a range of local amenities, making it perfect for families or professionals.

Upon entering, you are welcomed by a spacious entrance hall with a downstairs WC. The study, which benefits from direct access to the garage or workshop. The well equipped kitchen features a comprehensive range of base and eye level units and white goods included (excluding washing machine). The open plan sitting and dining room is a superb space for entertaining, with large picture windows, a feature fireplace and patio doors that open into a light and airy conservatory. The conservatory itself offers wonderful views and direct access to the rear garden. Upstairs, the principal bedroom boasts built in wardrobes and a contemporary ensuite shower room, while two further double bedrooms are served by a stylish family bathroom.

The private and well enclosed south west facing garden provides the perfect backdrop to the family home, immediately to the rear of the property, you will find a generous patio area that is perfect for outdoor dining and relaxation. This leads onto a level lawn, bordered by mature hedging and timber fencing. The garden benefits from security lighting for peace of mind during the evenings. A practical garden shed and a separate workshop or store with power and light, offer ample storage and workspace. The property also features driveway parking with security lighting and CCTV, leading to an integral garage, ensuring both convenience and security for residents.





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Approximate Gross Internal Area
 Ground Floor = 81.4 sq m / 876 sq ft (Including Garage / Workshop)
 First Floor = 53.6 sq m / 577 sq ft
 Outbuilding = 6.7 sq m / 72 sq ft
 Total = 141.7 sq m / 1525 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

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.



Tim Russ and Company

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 Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
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