



**25 The Greenway, Tylers Green, Buckinghamshire, HP10 8BX**



*Detached five bedroom house located in a popular Tylers Green road, in need of complete updating and close to great local schooling.*

Detached House In A Popular Location | In Need Of Modernisation | Porch | Entrance Hall | Five Bedrooms | 23ft Lounge | Separate Dining Room | Study | Inner Hall | Cloakroom | Kitchen | Family Bathroom | Integral Garage | Private Garden With Side Access | Double Glazing | Driveway Parking |

Located in Tylers Green, is this detached house, which is in need of updating throughout. From the porch you enter a light bright hallway with access to a 23ft lounge and a separate dining room. There is a galley kitchen, study/playroom as well as a cloakroom. Upstairs there are five good size bedrooms and the family bathroom. To the front of the property there is driveway providing parking and access to the integral garage. To the rear there is a private garden, which is mainly laid to lawn with an initial patio and gated side access. No Onward Chain.

**Price... Guide Price £499,950**

*Freehold*



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
81-100 A		92-100 A	
69-80 B		81-91 B	
55-68 C		69-80 C	76
45-54 D		55-68 D	
35-44 E		45-54 E	
25-34 F		35-44 F	24
15-24 G	11	25-34 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



## LOCATION

Part of this extremely popular village.... Catchment for the highly sought after Tylers Green schools.... Chilterns country walks nearby.... Local convenience store a short walk.... Convenient for M40 with three separate junctions within a 10 minutes' drive.... Regular buses to High Wycombe.... Fast London trains at High Wycombe (2 1/2 miles) Beaconsfield (3 1/2 miles) and tube station at Amersham (4 1/2 miles).... Heathrow Airport (16 miles).... Range of amenities at neighbouring Hazlemere, including dentists, vets, library, banks, doctors, restaurants and much more.



## DIRECTIONS

In an approach from Wye Residential, Hazlemere at the crossroads take the Penn Road (signposted B474 to Penn). After passing The Mayflower Public House, turn third right into Curzon Avenue. Take the second left into Ashley Drive and second right into Kings Ride. Turn second left into The Greenway and the property can be found on the left hand side.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

G

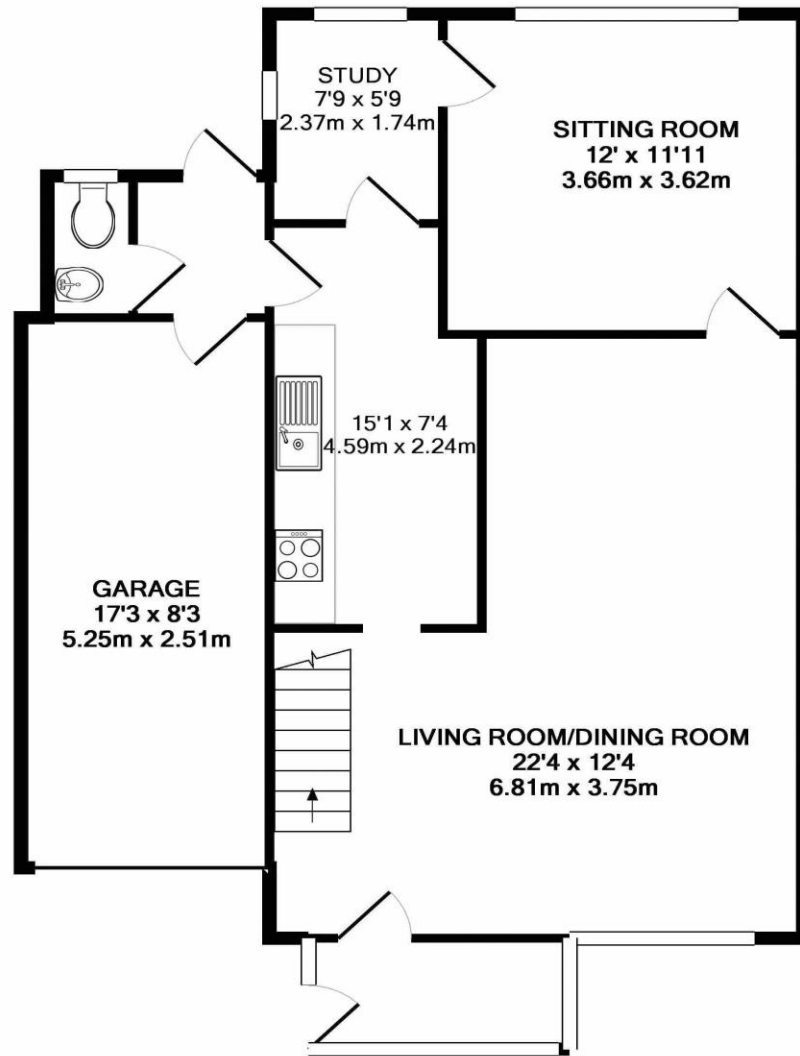
### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

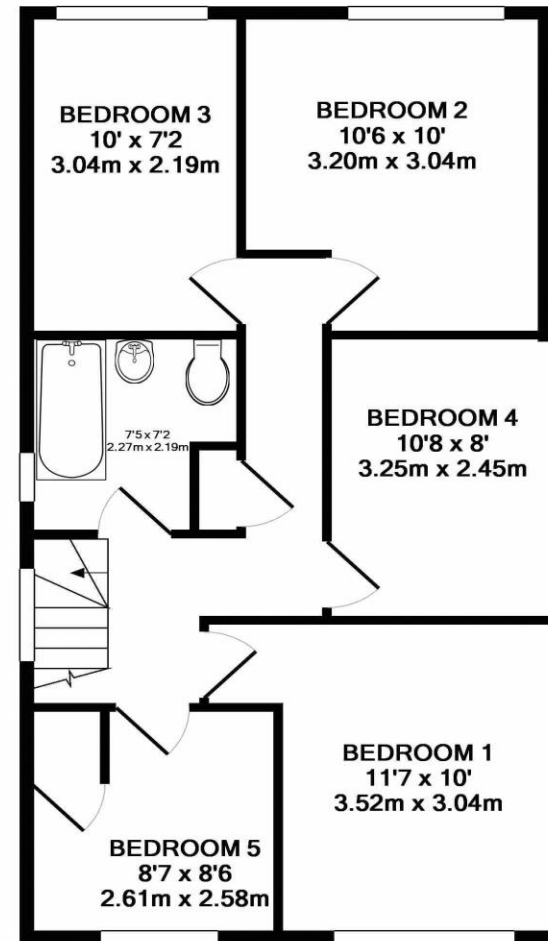


*Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*





GROUND FLOOR  
APPROX. FLOOR  
AREA 867 SQ.FT.  
(80.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 613 SQ.FT.  
(57.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1480 SQ.FT. (137.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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