



76 Ashley Drive, Tylers Green, Buckinghamshire, HP10 8AZ

A stunning, extended family house with an impressive open plan kitchen, which comes to the market in excellent condition and is situated in the popular village of Tylers Green.

Extended Semi-Detached House | Driveway Parking | Single Garage | Entrance Hallway | Lounge With Log Burner | Beautiful Open Plan Kitchen With Sky Lantern | Bifold Doors To The Garden | Utility Room | Cloakroom | Inner Hallway Leading To Front Of House And To Garage Side Door | First Floor Landing | Three Good Size Bedrooms | Modern Family Bathroom With Underfloor Heating | Private South Westerly Garden | Allotment Views | Gas Central Heating | Double Glazing | Potential To Extend Over Garage (STPP) |

An exceptional, semi-detached house that has been updated and extended by the current owners, which is presented to the market in an immaculate condition throughout and comes with gas central heating and double glazing. To the front the property, it offers an initial block paved driveway leading to a single garage and storm porch. Once inside, there is a bright and spacious hallway and a cosy lounge with a log burner fireplace and large double glazed window to the front aspect. The rear of this house has been extended to provide a spectacular, open plan kitchen with grey gloss wall and base units, island, integrated appliances, a seating/living area, sky lantern and bi-fold doors leading to the garden. The extension stretches through to a new cloakroom and utility room, where there is a door leading to an inner hallway, which provides access to the garage and back to the front of the property. Upstairs has a bright landing with access to three good size bedrooms (two of which have built-in cupboards) and a luxurious, fully tiled family bathroom, which is fitted with a three piece suite comprising a low level W.C., wash hand basin and bath with rainfall shower over, as well as underfloor heating. Outside, to the rear, is a private, south westerly garden with an initial patio and then mainly laid to lawn with views over the allotments. The property also offers the potential to extend over the garage (STPP).

Price... £650,000

Freehold

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> (92+) A			
<small>Energy efficient - lower running costs</small> (81-91) B			
<small>Decent energy efficiency - lower running costs</small> (69-80) C			
<small>Some energy efficiency - lower running costs</small> (55-68) D			
<small>Not very energy efficient - higher running costs</small> (39-54) E			
<small>Very poor energy efficiency - higher running costs</small> (21-38) F			
<small>Worst energy efficiency - higher running costs</small> (1-20) G			
England & Wales <small>www.epc.co.uk</small>		EU Directive 2002/91/EC	



LOCATION

Highly regarded village location set between the commuter towns of High Wycombe, 3 miles, Beaconsfield, 4 miles, and Amersham, 5 miles.... Fast London trains from High Wycombe and Beaconsfield.... Underground train station from Amersham.... Local shop a few minutes walk.... Good school catchment area.... Tylers Green First and Middle Schools.... Excellent Grammar School catchment.... Chiltern countryside nearby.... Neighbouring Hazlemere provides a wider range of facilities including doctors, dentist, library, post office and an extensive range of shops and coffee shops.... Doctors surgery also in Penn.... Buses pass close-by serving High Wycombe.... M40 access points are an approximate 10/15 minute drive....

DIRECTIONS

From the office off The Wye Partnership at Hazlemere Crossroads, turn right into Penn Road, signposted Beaconsfield. Continue along and take the fifth turning on the right into Curzon Avenue. Then take the second turning on the left into Ashley Drive, continuing along Ashley Drive and the property can be found on the right hand side indicated by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

C

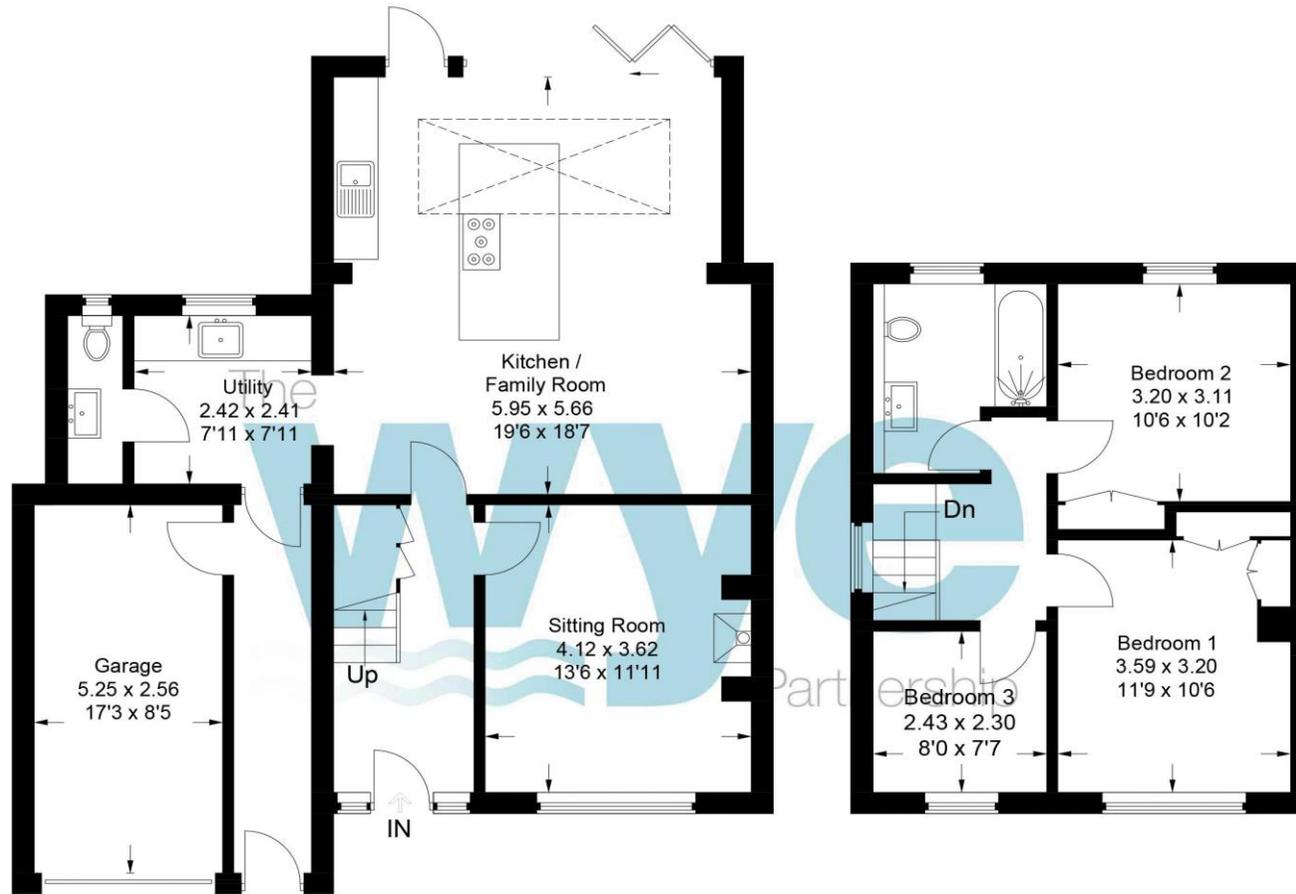
MORTGAGE

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

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



Approximate Gross Internal Area
Ground Floor (Including Garage) = 88.2 sq m / 949 sq ft
First Floor = 41.0 sq m / 441 sq ft
Total = 129.2 sq m / 1,390 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership