



22 Hazlemere Road, Penn  
£485,000



## 22 Hazlemere Road

Penn, High Wycombe

An attractive and well presented character cottage, offered for sale with no onward chain, situated in the sought-after village of Penn. Sitting room, Dining room, Fitted kitchen, Bathroom, Family room/Bedroom 3, Two double first floor bedrooms, Gas central heating (combi boiler) Double glazing, 76' rear gardens, Garage and parking. Potential to extend subject to the usual permissions.

### Covered porch

### Sitting room

Brick built fireplace, radiator, two wall light points, window to front

### Dining room

Radiator, attractive brick and flint bread oven, stairs to first floor, exposed ceiling beam, under stairs cupboard with shelving, window to rear

### Kitchen

Fitted in 2019 with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in oven, fitted four ring gas hob with extractor over, space and plumbing for washing machine, space for fridge, space for freezer, cupboard housing Worcester gas fired central heating boiler (fitted in 2019), part tiled walls, radiator, windows to rear and side

### Lobby

Door to side





### **Bathroom**

Refitted in 2019. White suite comprising panelled bath with Aqualisa shower over, low level W.C., wash hand basin with mixer tap and cupboards under, tiled walls, heated towel rail, window to rear

### **Family room/Bedroom 3**

Radiator, windows to front and side

### **First floor**

#### **Bedroom 1**

Radiator, access to loft space, window to front

#### **Bedroom 2**

Radiator, built in wardrobe, window to rear

### **Front garden/Parking**

A gravelled driveway provides parking for several cars

### **Garage**

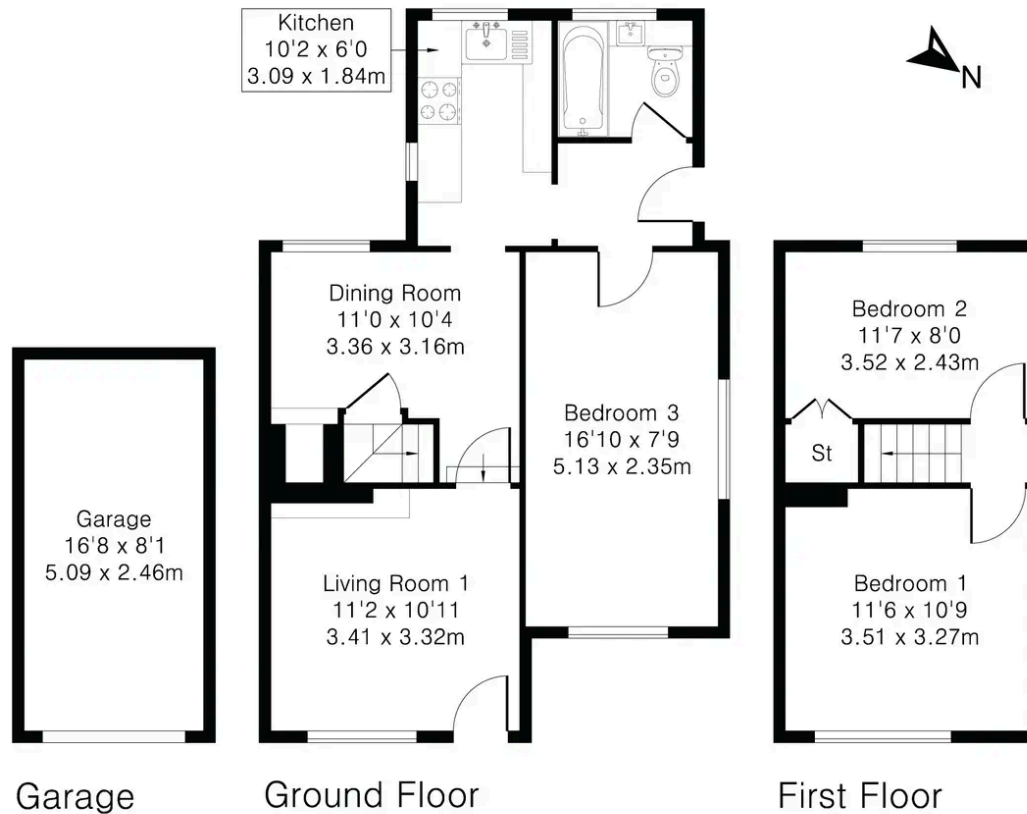
With metal up and over door

### **Rear garden**

Attractive west facing garden which is laid to lawn and enclosed by panelled fencing and hedging. There is a raised patio with a timber shed. The garden extends to 76'.



Approximate Gross Internal Area 896 sq ft – 83 sq m  
Ground Floor Area 520 sq ft – 48 sq m  
First Floor Area 241 sq ft – 22 sq m  
Garage Area 135 sq ft – 13 sq m



## Robertsons Estate Agents

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