



School Lane
Penn, Buckinghamshire

TIM RUSS
& COMPANY



Flat A, 4 Fairview
School Lane
Penn
Buckinghamshire
HP10 8LX

- TWO BEDROOM MAISONETTE WITH NO CHAIN ABOVE
- REDEORATED AND NEWLY CARPETED
- GOOD SIZED LAWNED GARDEN, GARAGE & PARKING
- IDEALLY SITUATED IN THE HEART OF PENN VILLAGE

Price £350,000 Leasehold



The Property

A rare opportunity to acquire a spacious two bedroom maisonette overlooking the Common at Penn. The recently redecorated and newly carpeted accommodation is ready to move in to and enjoys lovely views towards the pond from the living room and main bedroom.

One enters via a shared entrance (with entry phone) with steps up to a small courtyard area on the first floor which is used by both properties.

To the left of the hall is the kitchen which has a newly installed window and is clean and tidy with both new and modern appliances and gas fired boiler which serves the radiators in the property.

The Master bedroom comes with built in wardrobe cupboards and an en suite shower room. There are lovely views over the Common. There is a second good sized bedroom and fully tiled bathroom.

The principal room is the main living room which has a feature bay with outstanding views over the Common to the land mark duck pond at the heart of the village.

Outside

There is secure gated access to a good sized mainly lawned garden with brick and flint period walls and wooded backdrop. There is right of access for the neighbouring property to their garden.



To the front there is a garage and parking space.

Location

Penn is a picturesque village that has a number of local shops, attractive village pubs, doctors' surgery, tennis club and a large pond surrounded by the village green.

Within three miles is Beaconsfield New Town which has a range of shopping facilities including Sainsburys, Waitrose and a Marks and Spencer Simply Food and the main line train station has services to London Marylebone (25 minutes approximately). Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction 2) being only a short drive away giving access to London, Oxford, Birmingham and the M25 network.

The area is well known for its excellent schooling and the retention of the grammar school system.

The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

Directions

From Beaconsfield proceed along the Penn Road into the village. After passing Beacon Hill on your left take the left fork into School Lane and the property will be found after a short distance on the left hand side with access to the right of the garages.



Viewings: Strictly by appointment only.

Solicitors/Mortgage Advice

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

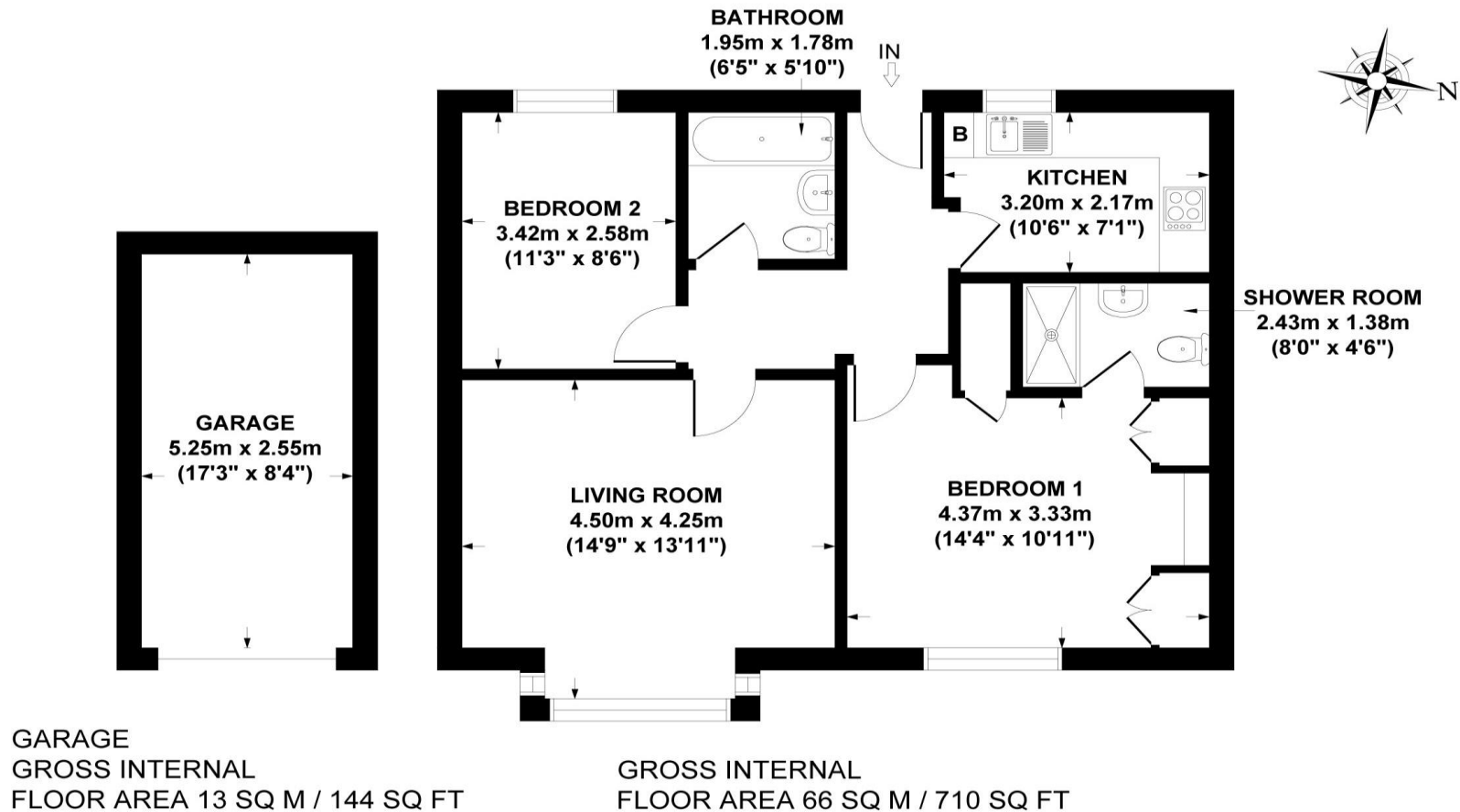
Tenure The property is offered on the remainder of a 123 year lease granted in February 1991. Ground rent is £150 till 2055 when it rises to £200. Service charge is currently £1668.62 per annum

EPC Rating C Council Tax Band D

Ref: 24/8245

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





FAIRVIEW, SCHOOL ROAD, PENN, HP10 8NE
APPROX. GROSS INTERNAL FLOOR AREA 79 SQ M / 854 SQ FT
(INCLUDING GARAGE)
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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