



46 Kite Wood Road  
Penn

**TIM RUSS**  
& COMPANY



46 Kite Wood Road  
Penn  
Bucks  
HP10 8HH

Ideally located in a quiet no through road in Penn Village. A delightful family home, walking distance to highly regarded schools and village amenities.

**£642,500**



## The Property

We are pleased to offer this contemporary styled extended family home set at the end of a quiet cul de sac benefitting from a lovely south facing garden.

The welcoming entrance hall affords access to the property where on the left is a beautifully appointed kitchen/breakfast room with a comprehensive range of base and wall units, granite worktops with integrated appliances. To the right you will find the downstairs cloakroom, straight ahead leads to a generous sitting room with feature stone fireplace opening to a light and airy dining area with patio doors to garden and terrace.

On the first floor you will find a principal bedroom with recently updated ensuite, two further double bedrooms, one with huge walk-in wardrobe and a generous single bedroom/study, all served by the well equipped family bathroom.

## Outside

To the front of the property there is driveway parking for three cars leading to the garage with electric roller door and rear door to garden.

The south facing rear garden is a fine feature of the home and benefits from a large terrace, perfect for al fresco dining and entertaining, with steps leading to easy to maintain lawn enclosed by recently refitted fencing and mature shrubs.

## Location

The property is situated within a stroll of local amenities, excellent first and middle schools and local bus route to a main line station and beautiful woodland walks.

Penn is a picturesque village that has a number of local shops, attractive village pubs, doctor's surgery, tennis club and large pond surrounded by the village green. Beaconsfield New Town under five miles 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 (Junction2) 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 both state and private. Catchment and walking distance to Tylers Green First & Middle School. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

N.B: The property has had replacement windows and doors in April 2023 and the boiler was replaced in Nov 2021.

## Viewings

Strictly by appointment only.

## Mortgage

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

## Directions

Post code for Sat Nav: **HP10 8HH**

## Additional Information

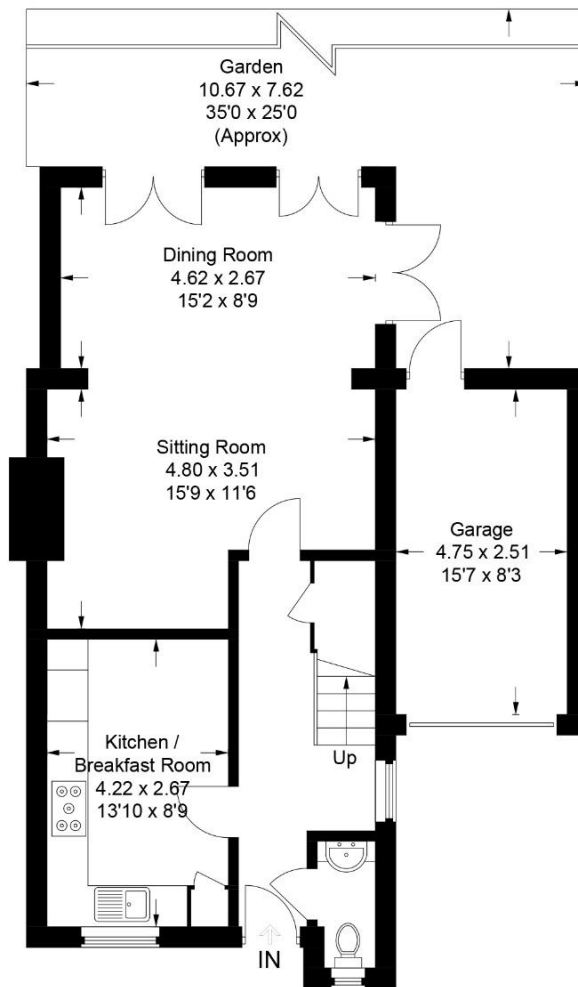
Council Tax Band: F

Tenure: Freehold

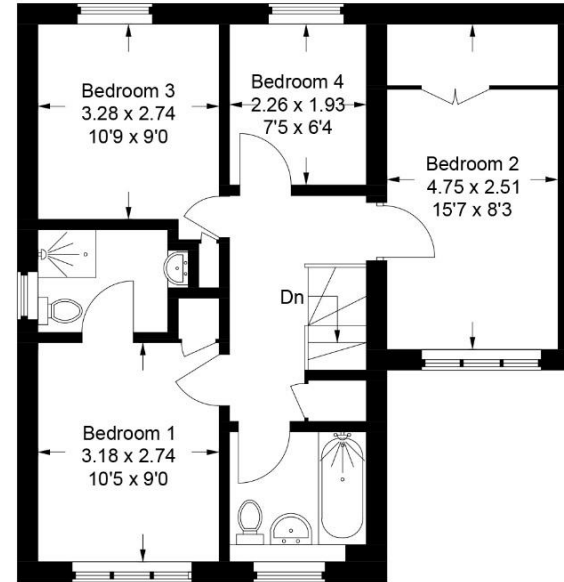
Ref: HTR2092

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





**Ground Floor**



**First Floor**

## Kite Wood Road

Approximate Gross Internal Area = 101.4 sq m / 1092 sq ft

Garage = 11.9 sq m / 129 sq ft

Total = 113.3 sq m / 1221 sq ft

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

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.



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