



1 Nursery Close
Penn



1 Nursery Close Church Lane Penn, Bucks HP10 8DA

Rare to the market is this immaculately presented, four bedroom link detached house, with attractive elevations, set in the heart of Penn village.

Guide Price £850,000



The Property

One of only five properties built in this private and desirable setting which is approached from Church Road.

The property is offered for sale with no onward chain and would ideally suit someone wishing to downsize locally or moving into the area to be closer to family.

In our opinion, the property has been maintained to a high standard and improved by the present owner, to include a modern fitted kitchen with built in appliances and a conservatory addition linking the kitchen to the garage.

The accommodation in brief comprises; entrance hall, downstairs cloakroom, sitting room opening to dining room with patio doors to garden, well equipped kitchen with granite worktops and upstands, door to conservatory with door to garden.

To the first floor you will find the main bedroom with ensuite shower room, three further bedrooms (bedroom three is currently used as a dressing room) all served by a bathroom.

Outside

To the front of the property is ample driveway parking leading to an attached garage, remainder laid to lawn with flower/shrub beds and gated side access to a westerly facing rear garden. Immediately to the rear is a wide paved patio/seating area, ideal for al fresco dining leading onto lawn, enclosed by mature hedging and fencing.



Location

The property is set in this desirable village location, just a short stroll to highly regarded schools and Penn Common. It is within easy access to excellent public transport links and there is a shuttle bus from the pond at Penn to Waitrose in Beaconsfield. Hazlemere and the larger centres of High Wycombe and Beaconsfield offer excellent shopping and sporting facilities and main line trains giving easy access to London.

The property is within a short drive to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.



Directions

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

Viewings

Strictly by appointment only.

Mortgage

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

Additional Information

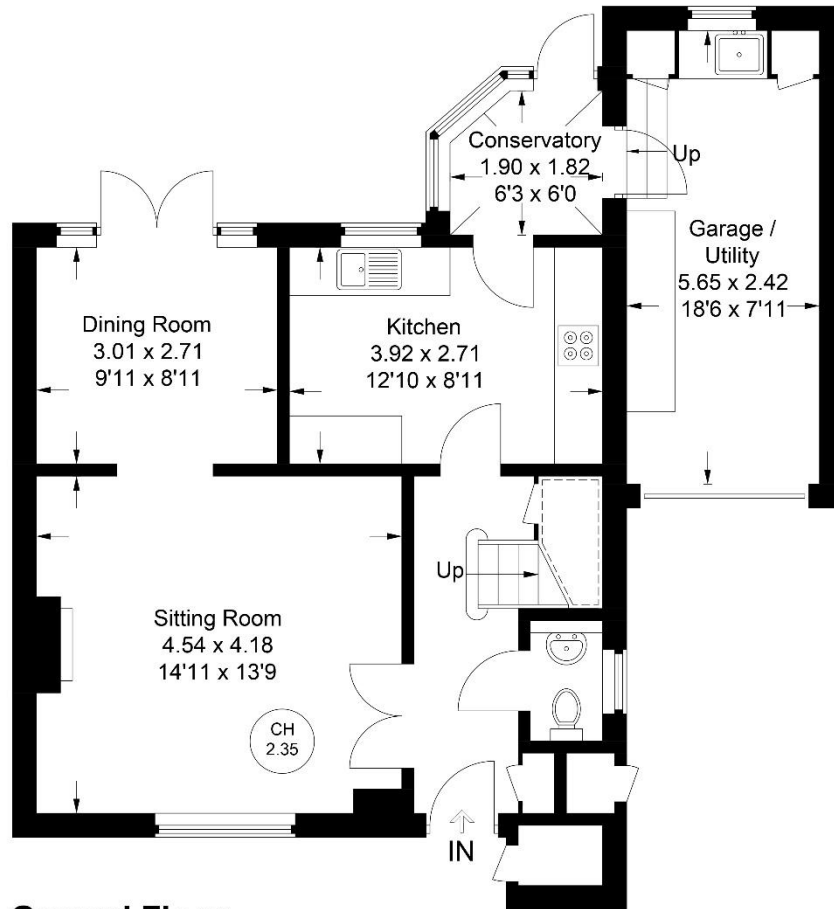
Council Tax Band: G

Tenure: Freehold

Ref: HTR2139

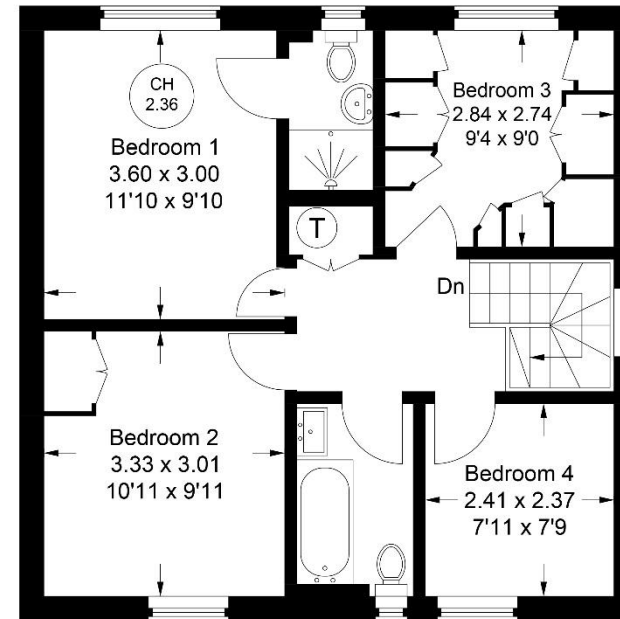
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor

CH 2.35 = Ceiling Height [] = Reduced headroom below 1.5m / 5'0"



First Floor

1 Nursery Close, HP10 8DA

Approximate Gross Internal Area
 Ground Floor = 68.1 sq m / 733 sq ft
 (Including Garage)

First Floor = 50.0 sq m / 538 sq ft

External Cupboards = 1.3 sq m / 14 sq ft

Total = 119.4 sq m / 1285 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.



TIM RUSS
 & COMPANY

5 Penn Road, Hazlemere, Bucks, HP15 7LN

T: **01494 715544**

E: hazlemere@timruss.co.uk

www.timruss.co.uk