



15 Nash Place
Penn



15 Nash Place Penn, Bucks HP10 8ES

Set in a tucked away position in a quiet cul de sac location, is this delightful family home, just a short stroll to excellent first & middle schools and village amenities.

Guide Price £850,000



The Property

Brought to the market for the first time since new, and offered for sale with no onward chain, is this beautifully presented and well-maintained detached family home within the heart of this highly desirable village.

The light and spacious accommodation in brief comprises of welcoming entrance hall, downstairs cloakroom. generous living room with bay window to front and feature fireplace, dining room with double doors opening to conservatory. The kitchen/breakfast room offers a wide range of base and wall units integrated appliances with double doors to garden and integral door to garage.

On the first floor there is a spacious galleried landing with large walk in storage cupboard, principal bedroom with fitted wardrobes and ensuite shower room, two further double bedrooms with fitted wardrobes, study/bedroom four. All served by the well-appointed family bathroom. There is also a very large and useful, walk in loft space, perfect for easily accessible storage.

Outside

To the front of the property is driveway parking for two cars leading to an integral garage and side access to rear garden. The rear garden is a fine feature of the home with patio area and level lawn, well stocked with mature shrubs and bushes offering bursts of colour and interest.

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.

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

Directions

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

Viewings

Strictly by appointment only.

Mortgage

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

Additional Information

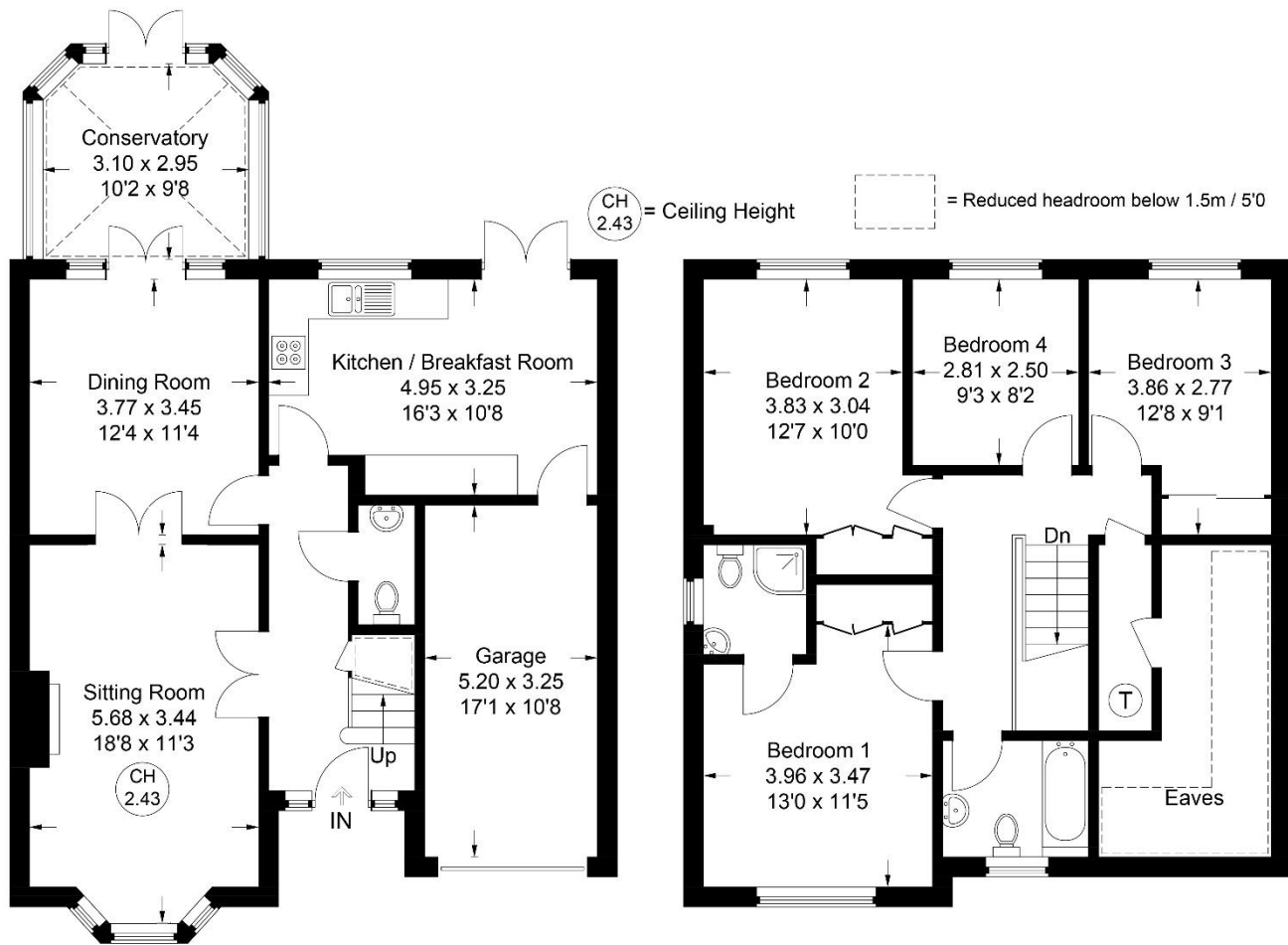
Council Tax Band: G

Tenure: Freehold

Ref: HTR2164

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor

First Floor

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Approximate Gross Internal Area
 Ground Floor = 84.6 sq m / 911 sq ft
 First Floor = 75.9 sq m / 817 sq ft
 Total = 160.5 sq m / 1728 sq ft (Including Eaves / Garage)

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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