



35 The Greenway, Penn - HP10 8BX
£450,000

TR TIM RUSS
& Company



- Significantly improved by the current owners to include new driveway parking, new gas central heating and outside office
- A well presented, bright & spacious family home with drawings available for extension and reconfiguration
- Situated within the heart of Penn village, walking distance to highly regarded schools, shops and transport links
- South facing rear garden with patio, play area, door to garden office, gate to driveway parking and garage storage

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



Nestled in the heart of Penn village, this delightful 3-bedroom mid-terraced house has been lovingly transformed by its current owners. Boasting a new driveway, gas central heating, and even an outside office, this property is the epitome of modern family living. With the added bonus of architectural drawings for potential extensions, there's no shortage of possibilities for creating your dream home.

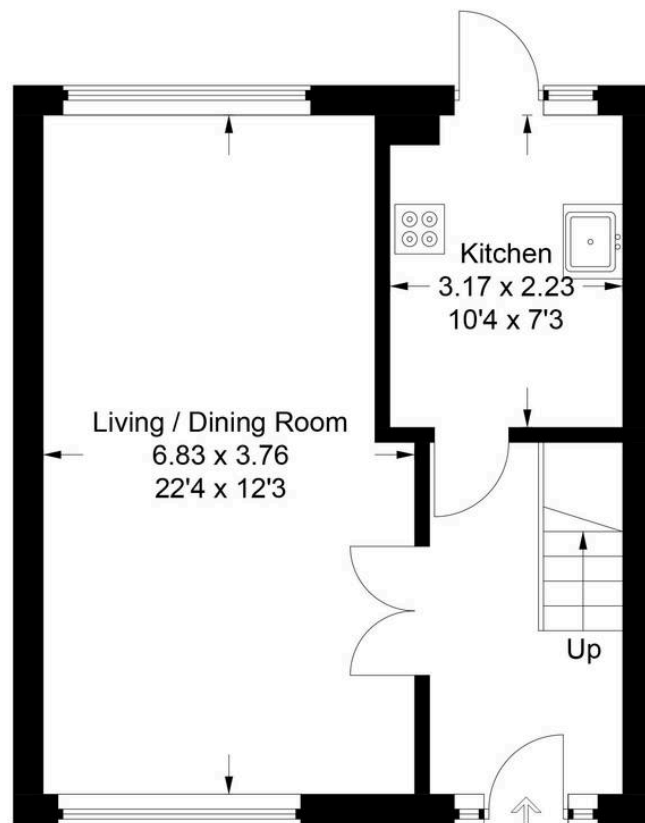
The property opens into a welcoming entrance hall with clever under stairs storage, leading into a bright and spacious open plan living dining room that seamlessly flows out onto the south-facing rear garden. The galley style kitchen is well-equipped with modern appliances and provides direct access to the outdoor space, perfect for entertaining family and friends. Upstairs, two generous double bedrooms, a single bedroom, and a family bathroom provide comfortable accommodation. Outside, the south-facing rear garden offers a haven of tranquillity with a patio, play area, garden office, driveway access, and garage storage. Situated within walking distance of renowned schools, shops, and transport links, this property truly offers the best of both worlds - a peaceful retreat in a convenient location.

Council Tax band: D

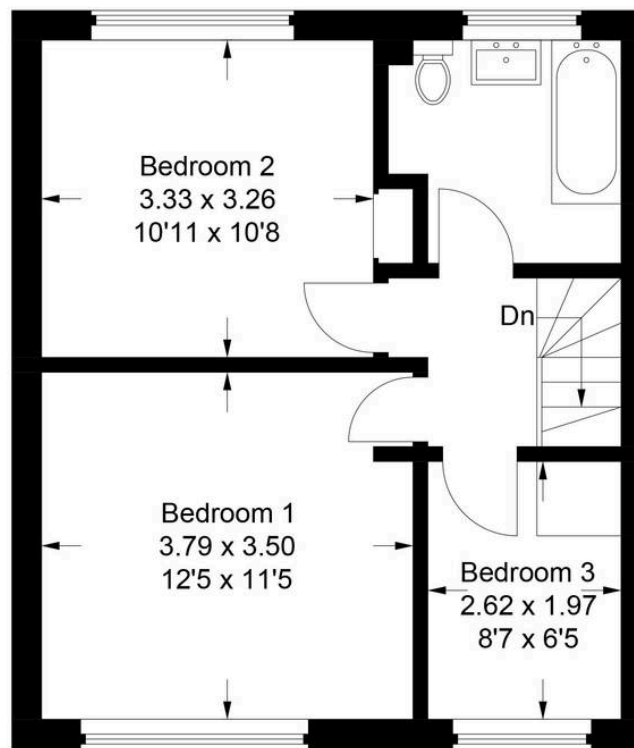
Tenure: Freehold

EPC Energy Efficiency Rating: D

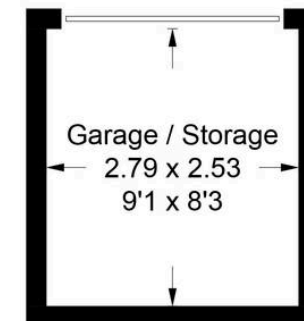




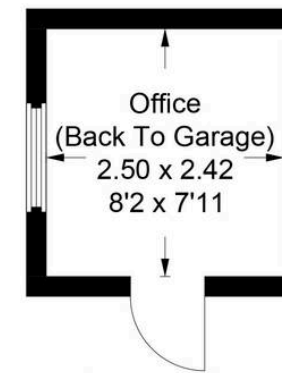
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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Approximate Gross Internal Area = 86.9 sq m / 936.25 sq ft

Floor Plan produced for Tim Russ & Company

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 and Company

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