



3 School Road, Penn - HP10 8EF
£730,000

 **TIM RUSS**
& Company



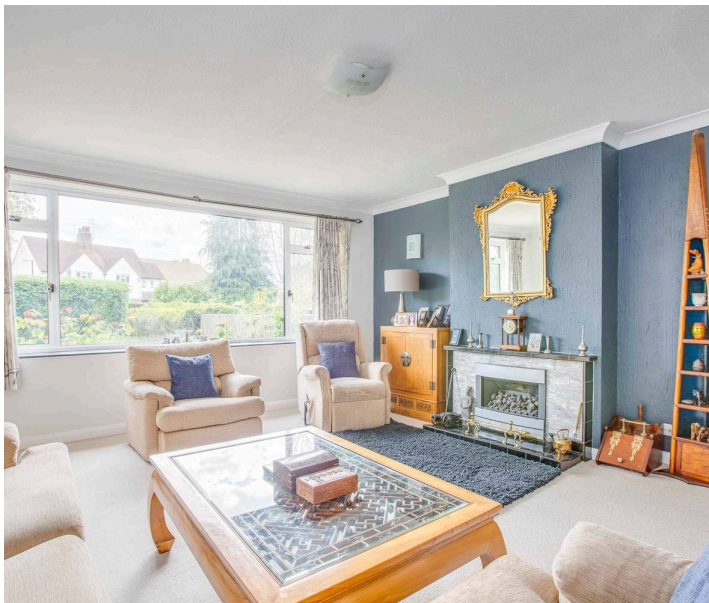
- Set in this idyllic location just a stones throw from the scenic Penn Common and Tylers Green first school is this delightful semi detached family home
- Offering potential to extend and reconfigure STPP
- Easy access to all village amenities, stunning countryside walks and transport links

The property is set in this desirable village location, just a short stroll to highly regarded schools, local shops, Penn Common and delightful woodland walks. It is within easy access to excellent public transport links, easy access of Hazlemere and the larger centres of High Wycombe and Beaconsfield with their excellent shopping and sporting facilities and main line trains giving easy access to London (25 mins by train from High Wycombe). Heathrow is approximately twenty minutes drive away (about 16 miles) via M40 and M25. 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.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D



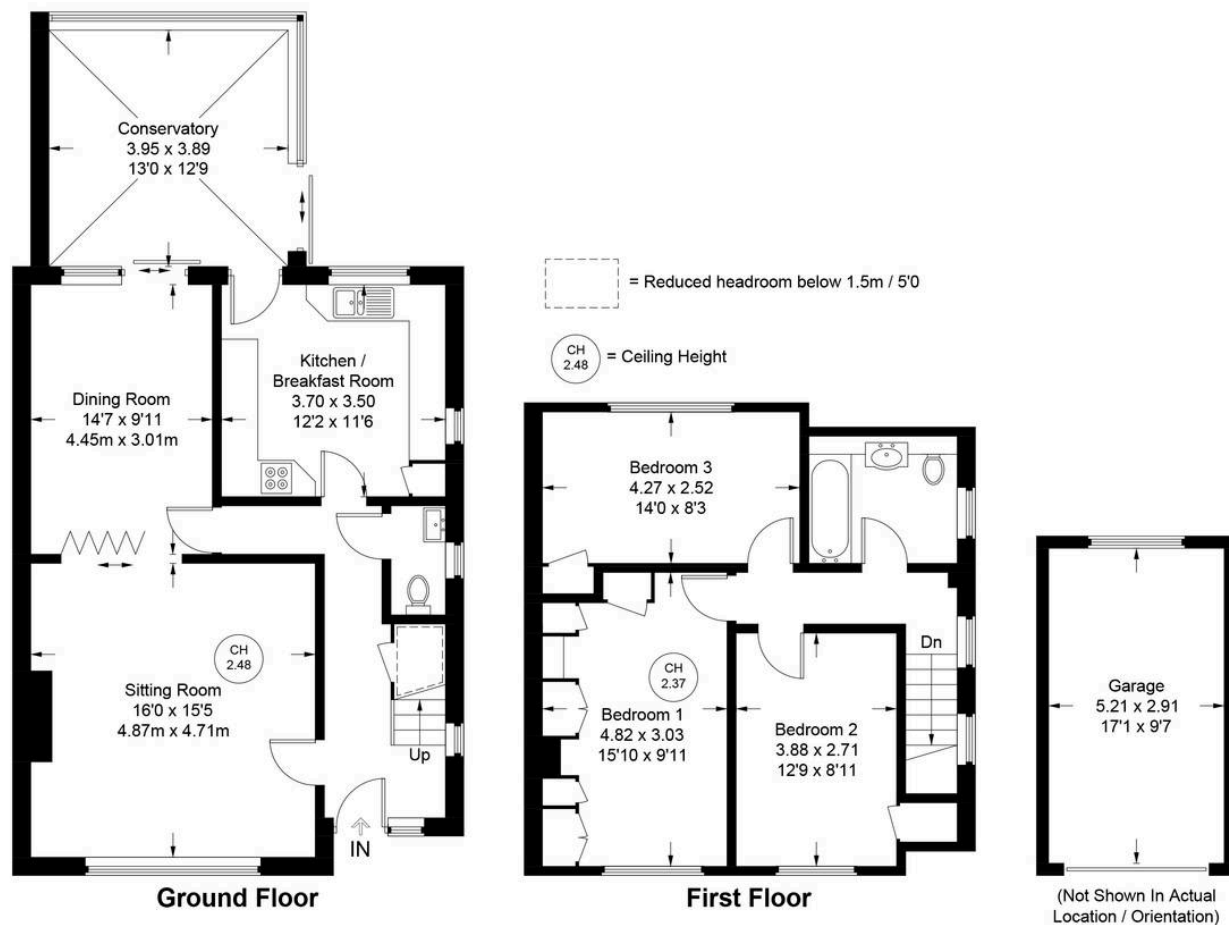
Just a stone's throw away from the picturesque Penn Common and Tylers Green first school, this delightful 3-bedroom semi-detached house offers the perfect blend of suburban charm and modern convenience. Situated in an idyllic location, this family home beckons with the promise of comfortable living. With the potential to extend and reconfigure, subject to planning permission, this property is a canvas waiting to be painted with your personal touch.

Step inside to find a bright and spacious interior boasting a warm entrance hall, a convenient downstairs cloakroom, three reception rooms, and a well-equipped kitchen/breakfast room - perfect for hosting family gatherings or quiet mornings.

The three double bedrooms, each featuring fitted cupboards, provide ample space for relaxation and storage. Completing the accommodation is a family bathroom, ensuring that every family member's needs are met.

Outside, the property shines with its delightful front and rear gardens - offering a tranquil retreat for sunny afternoons or al fresco dining. With easy access to village amenities, scenic countryside walks, and transport links, this home embodies the best of both worlds - a peaceful sanctuary within reach of urban conveniences. Parking is a breeze with a private driveway leading to a detached garage, providing storage space for vehicles and outdoor equipment. Don't miss the chance to make this charming property your own and experience the joys of suburban living at its finest.





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Approximate Gross Internal Area

Ground Floor = 80.3 sq m / 864 sq ft

First Floor = 49.9 sq m / 537 sq ft

Garage = 15.1 sq m / 162 sq ft

Total = 145.3 sq m / 1563 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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