



26 Stretton Close, Penn - HP10 8EW
£400,000

 **TIM RUSS**
& Company



- Set in tranquil, landscaped communal gardens in this exclusive gated development
- Offered for sale in excellent decorative order throughout
- First floor, two double bedroom apartment
- Entrance hall
- Bay fronted sitting/dining room
- Refitted kitchen/breakfast room
- Principal bedroom with ensuite shower room
- Further double bedroom with built in wardrobes
- Contemporary bathroom
- Private allocated parking & visitor spaces

The property is situated just a short walk to Penn Common and duck pond, village shops, outstanding nursery and excellent first and middle schools. There is a handy commuter bus to Beaconsfield station with fast train just 26 minutes to Marylebone. 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. 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.

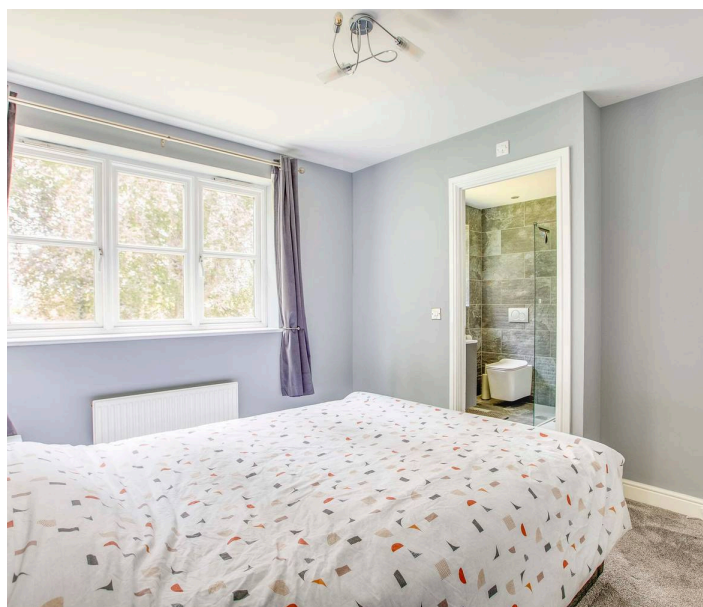


Nestled within the serene and picturesque surroundings of an exclusive gated development, lies this impeccably presented 2 bedroom flat. What sets this property apart is its idyllic setting amongst meticulously landscaped communal gardens, offering a tranquil ambience that is hard to match. The first-floor apartment boasts a spacious layout featuring an inviting entrance hall, a bay fronted sitting/dining room exuding charm, and a modern refitted kitchen/breakfast room that is a haven for any cooking enthusiast. The principal bedroom impresses with its ensuite shower room while the second bedroom provides ample space with built-in wardrobes. Completing the accommodation is a contemporary bathroom, ensuring every aspect of comfort is catered to in this remarkable residence. To add to the convenience, residents will benefit from private allocated parking as well as visitor spaces, making coming home a stress-free experience in this peaceful oasis.

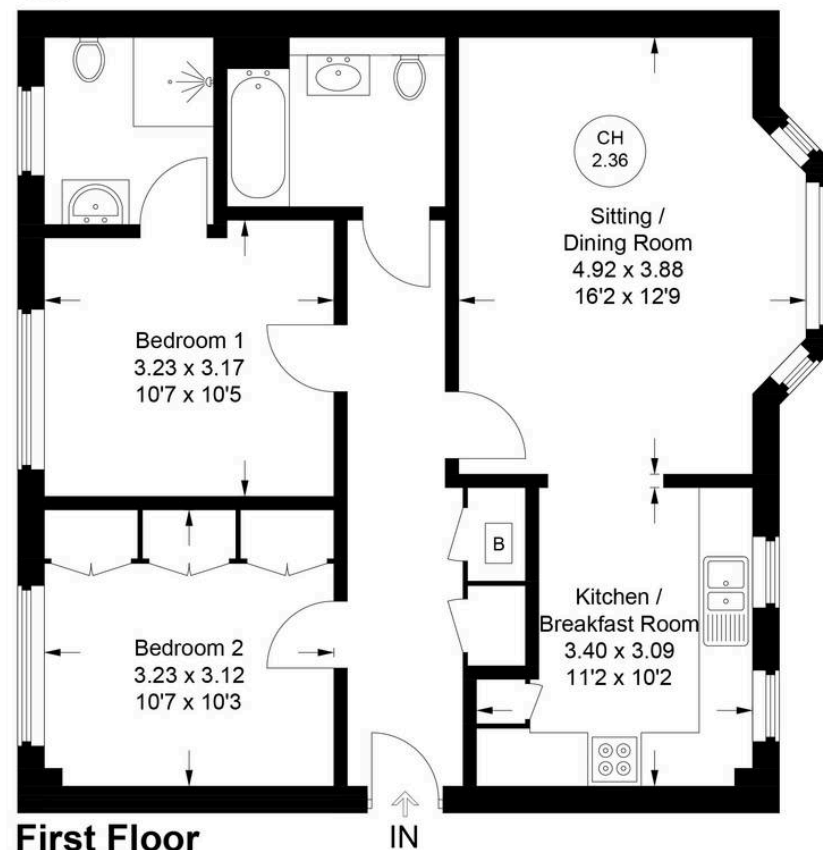
Stepping outside, residents will find themselves enveloped in a haven of greenery and tranquillity, with the well-maintained communal gardens providing a perfect backdrop for relaxing strolls or peaceful moments spent amidst nature. This exterior sanctuary offers a welcome respite from the hustle and bustle of every-day life, providing an ideal setting for leisurely outdoor activities or simply unwinding in the fresh air. Whether enjoying a morning coffee or hosting a gathering with loved ones in the communal outdoor spaces, there is no shortage of opportunities to savour the beauty of the outdoors without ever having to leave the confines of the home.

Council Tax band: D Tenure: Leasehold

EPC Energy Efficiency Rating: B



CH
2.36 = Ceiling Height



First Floor

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Approximate Gross Internal Area = 68.4 sq m / 736 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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