



Estate Agents
Hurst

6 Birch Way, Penn, Bucks, HP10 8BN
£580,000

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An extremely desirable and completely renovated, three bedroom semi-detached house located in this quiet road in the sought after village of Penn. The property is in the catchment of the excellent first and junior schools and benefits from a level plot whilst also being a short walk of the village shops and local park. The owners have vastly upgraded the property in recent years which included a complete rewire to entire house including new switch board, new boiler, smoke alarms, fencing, new radiators, carpets, front door, complete re-plastering to all ceilings, remote control shower, new water compression tank, usb sockets in master bedroom and new internal doors. The accommodation includes; entrance hall, lounge, dining room, modern fitted kitchen with built in appliances, three bedrooms and modern family bathroom. The property further benefits from; gas central heating, UPVC double glazing, garage with parking space, driveway parking for three vehicles and a level rear garden with large patio area and side access. This property is presented in almost show home style condition and an internal viewing is highly recommended.

- STUNNING THREE BEDROOM SEMI
- CATCHMENT FOR ALL THE LOCAL SCHOOLS
 - GARAGE & DRIVEWAY PARKING
- SPACIOUS OPEN PLAN LOUNGE/DINING ROOM
- LARGE, LEVEL AND ENCLOSED REAR GARDEN
 - MODERN FITTED KITCHEN
 - EXTREMELY SOUGHT-AFTER LOCATION
 - LARGE PATIO AREA
 - RECENTLY REPLACED ROOF
- EARLY VIEWING ADVISED & NO ONWARD CHAIN





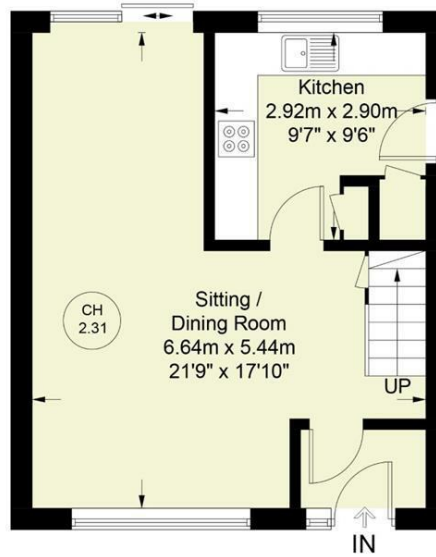


Birchway

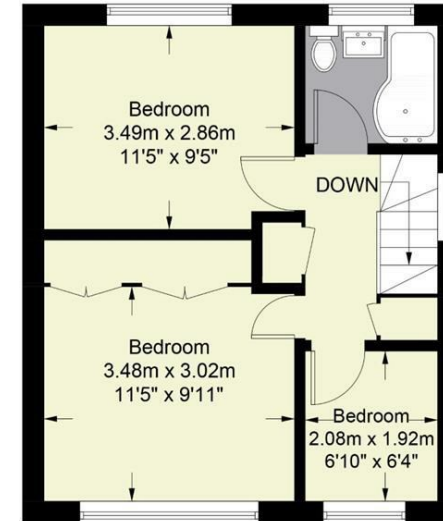
Approximate Gross Internal Area
 Ground Floor = 399 sq ft / 37.1 sq m
 First Floor = 394 sq ft / 36.6 sq m
 Garage = 122 sq ft / 11.3 sq m
 Total = 915 sq ft / 85.0 sq m



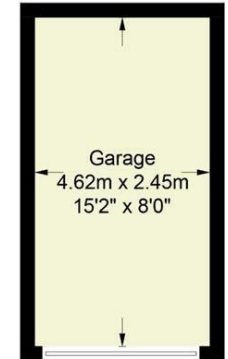
CH 2.31 = Ceiling Height



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

Floor Plan produced for Hursts 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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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