



Estate Agents
Hurst

38 Kite Wood Road, Penn, Bucks, HP10 8HH
£550,000

38 Kite Wood Road, Penn, Bucks, HP10 8HH

Built in 2000 is this extremely desirable and renovated, three bedroom semi-detached house located in this quiet cul-de-sac in the sought after village of Penn. The property now benefits from an open plan kitchen/breakfast room which has made a huge difference by removing the wall between the kitchen and old dining room and this lovely family home 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, local park and an array of local pubs. This superb property is perfect for those looking to still commute to London with High Wycombe and Beaconsfield train stations providing a direct line service into London Marylebone, whilst Amersham also provides access into London via the Met line. The accommodation includes; entrance hall, guest cloakroom, lounge, open plan modern fitted kitchen/breakfast/dining room with French doors leading to rear garden, three bedrooms and modern family bathroom. The property further benefits from; gas central heating, UPVC double glazing, driveway parking for two vehicles and a rear garden which is larger than average size with a wider plot, with patio area and side access. This property is presented in really good condition and an internal viewing is highly recommended.



- **STUNNING THREE BEDROOM SEMI-DETACHED**
 - **QUIET CENTRAL LOCATION IN PENN**
 - **DRIVEWAY PARKING**
 - **LARGER THAN AVERAGE REAR GARDEN**
 - **MODERN OPEN PLAN KITCHEN/DINER**
 - **GUEST CLOAKROOM**
 - **SECLUDED POSITION WITHIN THE DEVELOPMENT**
 - **INTERNAL AND EARLY BOOKING ADVISED**
 - **IDEAL FAMILY HOME**
 - **DOUBLE GLAZED AND GAS CENTRAL HEATING**








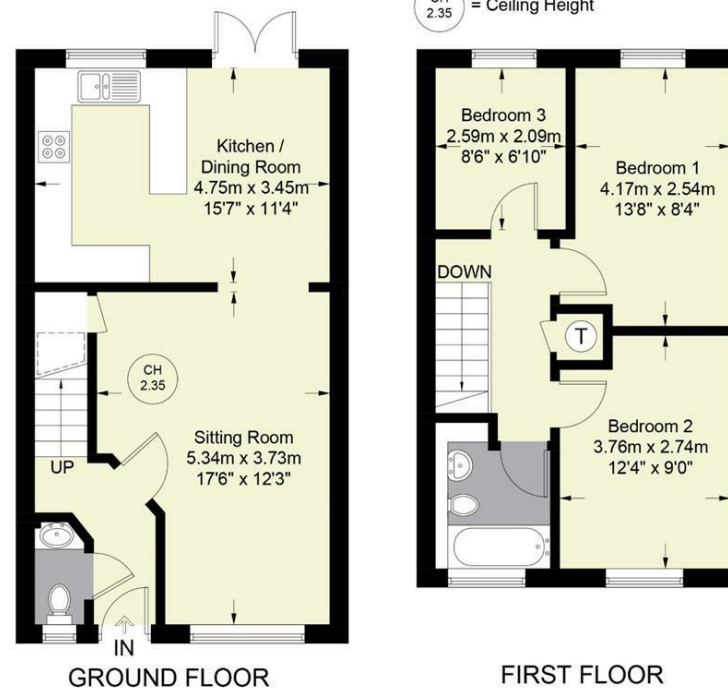
Kite Wood Road

Approximate Gross Internal Area
 Ground Floor = 461 sq ft / 42.8 sq m
 First Floor = 411 sq ft / 38.2 sq m
 Total = 872 sq ft / 81.0 sq m



 = Reduced headroom below 1.5m / 5'0"

 = Ceiling Height



GROUND FLOOR

FIRST FLOOR

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.

25 Park Parade, Western Dene, Hazlemere, Bucks, HP15 7AA

Tel: 01494 716555 Email: haz@hursts.co.uk Web: www.hursts.co.uk