



Estate Agents
Hurst

13 Court Lawns, Penn, Bucks, HP10 8DH
£650,000

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A wonderful opportunity to acquire this heavily extended and extremely versatile, four/five-bedroom, family home, that could lend itself perfectly to anyone looking for an annexe for a family member, or the potential for further income via room let. This sizeable home really needs to have an internal viewing to fully appreciate it's size and layout and is situated within the popular and desirable location in the heart of Penn and sits within the catchment of the excellent first and middle schools and benefits from a level and corner plot, as well as being a short walk to shops, local parks and bus routes. The corner plot gardens also provide gated access via the rear to allow parking for additional cars, there is also a double garage that could be converted into a home office space or studio room subject to building regs or planning. The accommodation includes; hallway, guest shower room, utility room, family room, fitted kitchen/breakfast/dining room, large lounge, conservatory, principle bedroom with large dressing room that could be converted into an en-suite or further bedroom, three further bedrooms and family bathroom. The property further benefits from; gas central heating, UPVC double glazing, driveway parking to the rear, double garage and an enclosed, rear garden with large patio area with pergola, various flower and shrubs and lawn area. This property really is an amazing family home with so much versatility and an internal and early viewing is recommended.



- **FOUR / FIVE BEDROOM FAMILY HOME**
 - **DOUBLE GARAGE AND PARKING**
- **SOUGHT AFTER LOCATION IN CENTRAL LOCATION**
 - **OVERLOOKING GREEN AREA**
 - **CLOSE TO LOCAL SCHOOLS**
- **HUGE VERSATILITY TO GROUND FLOOR**
- **HEAVILY EXTENDED AND ANNEXE POTENTIAL**
- **GAS CENTRAL HEATING AND DOUBLE GLAZED**
 - **EARLY AND INTERNAL VIEWING ADVISED**
 - **CORNER PLOT GARDENS**

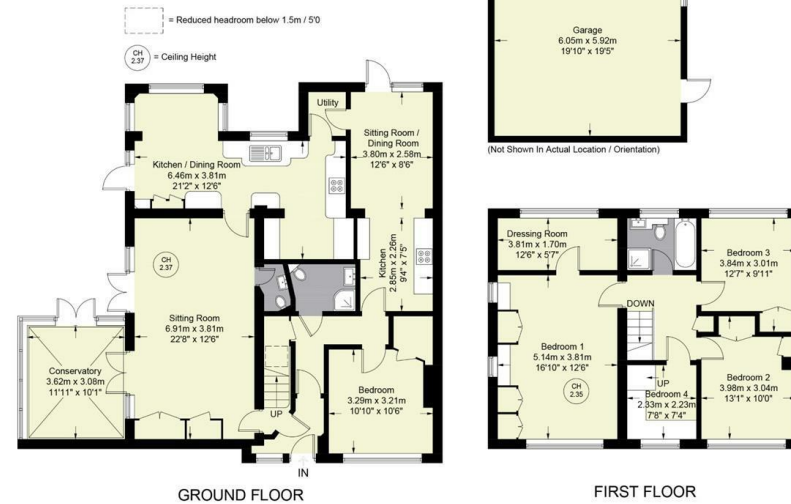






Court Lawns

Approximate Gross Internal Area
Ground Floor = 1238 sq ft / 115.0 sq m
First Floor = 711 sq ft / 66.1 sq m
Garage = 384 sq ft / 35.7 sq m
Total = 2333 sq ft / 216.8 sq m



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.

Hurst Estate Agents

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.