



4 Nash Place, Penn, High Wycombe, Buckinghamshire, HP10 8ES

Asking Price | £895,000

Property Features

- Modern Detached Family Home
- Planning Permission to Extend - 22/05640/FUL
- Catchment of Tylers Green Schools
- 4 Bedrooms
- 2 Bathrooms (Principal with Ensuite)
- 3 Reception Rooms
- Modern Kitchen/Breakfast Room
- Enclosed Private Rear Garden
- Off Road Parking
- EPC 61E / Council Tax Band G

Full Description

Welcome to Nash Place, an elegant detached family home located at the end of a desirable cul-de-sac in this sought after South Buckinghamshire village. This charming residence is within the catchment area of the highly regarded Tylers Green Schools, making it an ideal choice for families. The property also comes with planning permission to change the ground floor to a large open plan Kitchen/Breakfast/Family Room - Planning Number 22/05640/FUL

As you enter the property, you are greeted by an inviting entrance hall. Double doors lead you into the spacious living area, where you can enjoy cozy evenings by the gas fireplace. From the living area, double doors open to the Dining Room. From the Dining Room lies the conservatory which has views over the rear garden.

The modern kitchen/breakfast room has been recently updated with modern appliances and elegant granite worktops. It provides a contemporary and functional space for cooking and dining. Additionally, the integral garage has been thoughtfully converted into a versatile home office/family room, catering to the demands of modern living.

The first floor boasts four generous bedrooms. The principal bedroom features fitted wardrobes and a stylish ensuite shower room. Bedroom 2 also comes with fitted wardrobes, while Bedroom 4 is currently used as a walk-in wardrobe but can easily be transformed back into a fourth bedroom. The family bathroom serves Bedrooms 2 to 4, and a large walk-in storage cupboard completes this floor, offering ample and easily accessible storage.

The outside of this property is a true delight. The private garden is surrounded by mature hedging and fencing, providing a serene and secluded outdoor space. A sun patio, located just off the kitchen, is perfect for alfresco dining and enjoying sunny days. To the front of the property, there is parking available for two cars.

Tylers Green First and Middle School

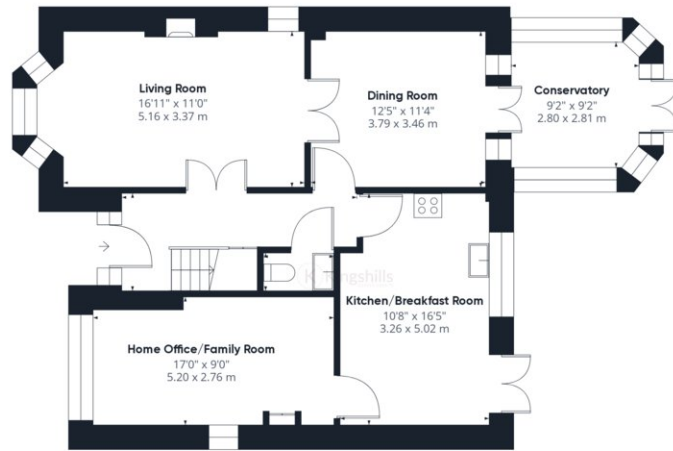
4 Nash Place is within the catchment area of the highly regarded Tylers Green First and Middle School. Known for its excellent academic standards and supportive learning environment, Tylers Green Schools offer a nurturing setting for children to thrive.

Transport Links

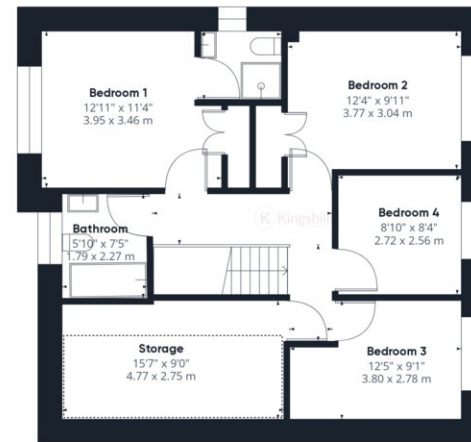
For those commuting to London, Beaconsfield train station is conveniently located nearby. Offering regular services to London Marylebone, the train links provide an easy and efficient route into the heart of the city.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1623.44 ft²
150.82 m²

Reduced headroom

86.24 ft²
8.01 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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