



38 Kite Wood Road, Penn

Guide Price £500,000

Ashington Page

Located in a **quiet cul-de-sac** in the sought-after village of **Penn**, this beautifully presented **3-bedroom semi-detached home** has been thoughtfully modernised. It is within walking distance of village shops, pubs, a local park and highly regarded schools. Excellent transport links are available via **High Wycombe, Beaconsfield and Amersham stations**, with direct services to **London Marylebone** and access to the **Metropolitan Line**. The **south-east facing rear garden** enjoys plenty of sunshine and includes a generous patio, additional seating area, large storage shed and **gated side access**.

EPC: C

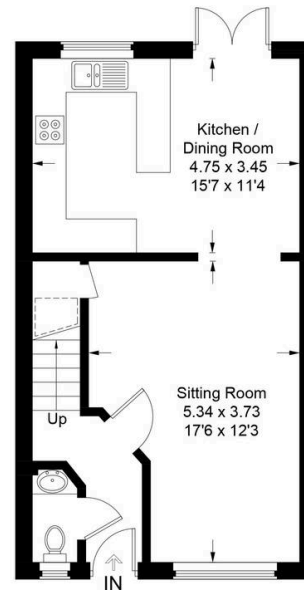
Council Tax: D

Tenure: Freehold

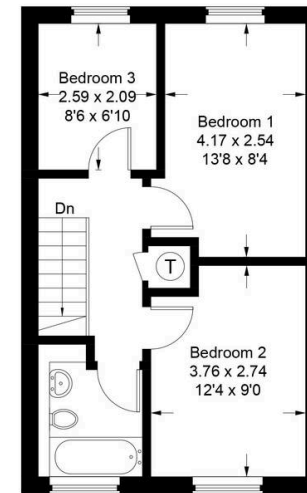
Approximate Gross Internal Area
Ground Floor = 42.8 sq m / 461 sq ft
First Floor = 38.2 sq m / 411 sq ft
Total = 81.0 sq m / 872 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor

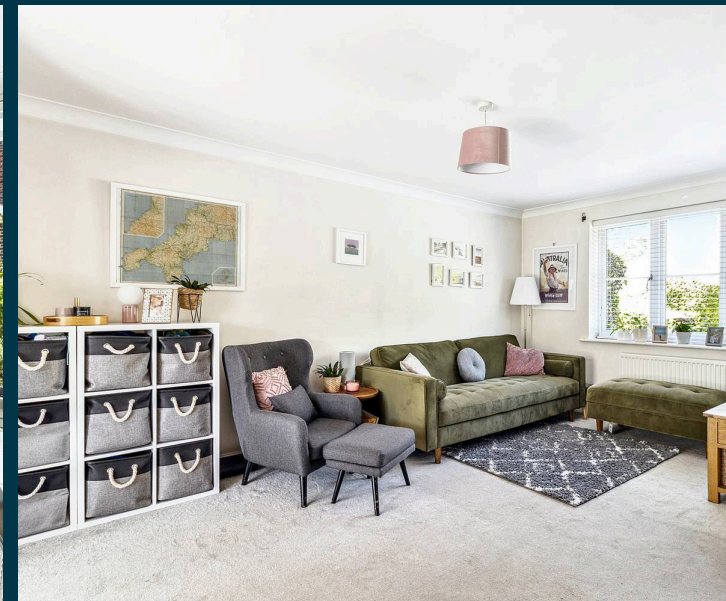


First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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01494 680018

info@ashingtonpage.co.uk
www.AshingtonPage.co.uk

