



10 Coppice Farm Road

Penn

- Extended Semi Detached Family House - Requires Modernisation - No Onward Chain
- Driveway Parking - Private Garden
- Potential To Extend STPP
- Living Room - Dining Room - Cloakroom
- Three Bedrooms - Family Bathroom With Separate W.C.
- Kitchen - Gas Central Heating - Double Glazing

Penn Village.... Superb non-estate location....

Extremely convenient for local amenities, local park, convenience store and Post Office literally 2 minutes' level walk.... Close to Doctors, dentist and library.... Further shops in nearby Hazlemere includes a supermarket and pharmacies.... Good local schools catering for children of all ages plus catchment area for the excellent Grammar schools.... Buses from adjoining road serving High Wycombe (3 miles) with a 25 minute train service to London.... London service is available at Beaconsfield (4 miles).... London Underground Station (Metropolitan Line) in Amersham (5 miles).... Three M40 access points are within a 10/15 minute drive.... The area is well known for its excellent private and state schools and the retention of the grammar school system...

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

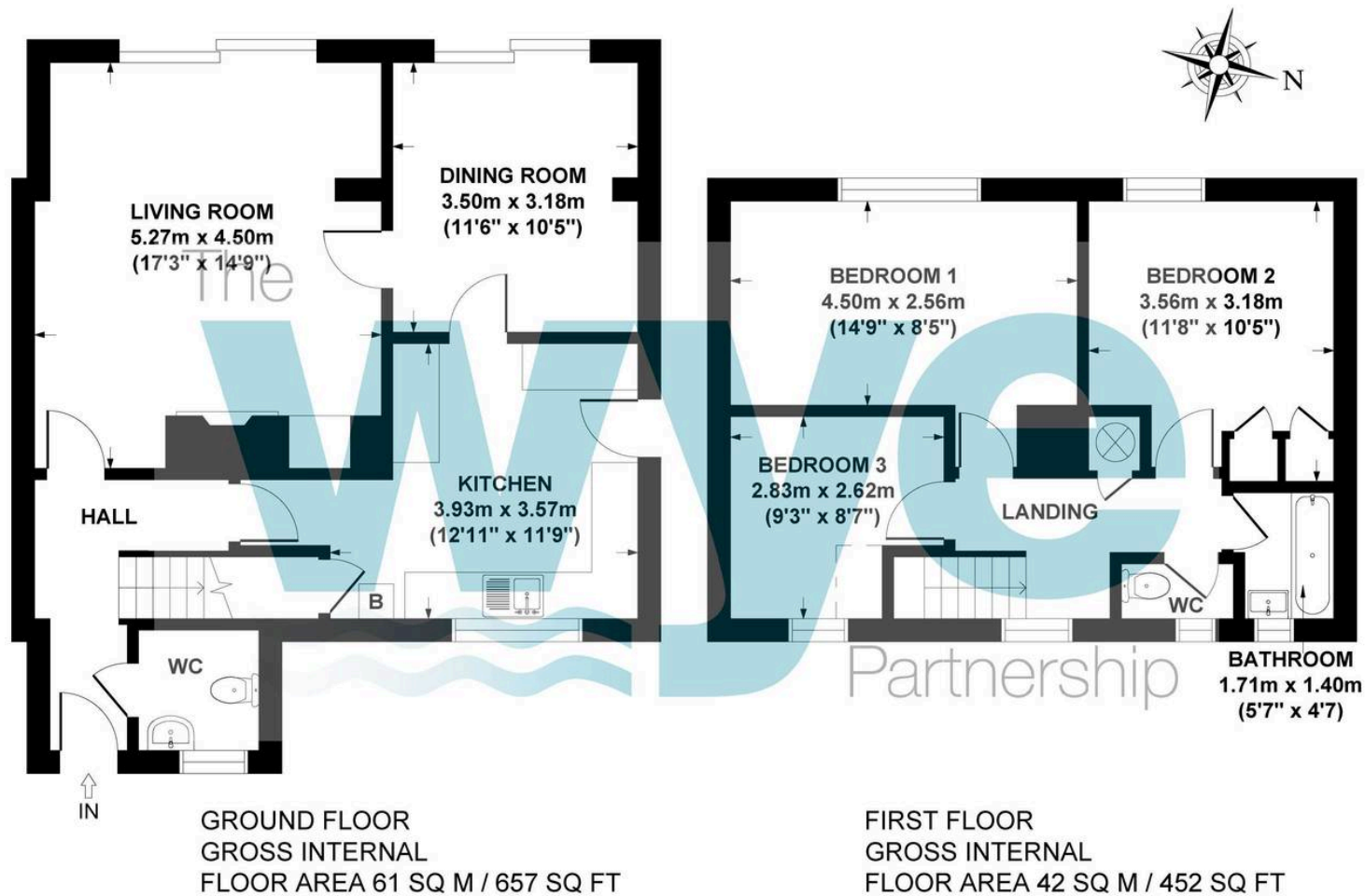


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Welcome to this spacious and extended, three-bedroom, semi-detached family house, situated in the fabulous village of Penn, offering an exciting opportunity for those looking to put their own stamp on a property, as it does require modernisation and is offered to the market with no onward chain. Step inside and you'll find a welcoming hallway, with a handy cloakroom nearby for guests, leading through to a generous living room. The separate dining room is ideal for family meals or could be opened up for a more modern, open-plan feel, while the kitchen sits to the front, ready for you to design your dream cooking space. Upstairs, there are three well-proportioned bedrooms with the principal bedroom benefitting from fitted furniture. The family bathroom is complemented by a separate W.C. The house is fitted with gas central heating and double glazing. There is also plenty of potential here if you are thinking about extending or reconfiguring the layout (subject to planning permission), so you can really make this home work for your family's needs. Outside to the rear is a level, private garden, which is mainly laid to lawn, initial patio and hard standing to the rear with a shed and side access. With its practical features, including driveway parking, and its classic layout, this property is a fantastic blank canvas for anyone keen to create a stylish and comfortable family home. Whether you're upsizing, downsizing, or looking for your first family property, this house has so much to offer and is just waiting for someone to make it their own. Properties with this potential, in such a convenient sought after location, rarely become available.





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