



3 St. Johns Avenue, Penn - HP10 8HP  
£699,000





- Situated in a prime position on a well regarded road, close to local amenities, fantastic schools, transport links and countryside walks through Common Wood

The picturesque village of Penn is known for its wide open common where residents often frequent the local café and delicatessen, village pond and its ancient woodlands being part of the Chilterns AONB; there are a number of excellent local shops, great village pubs, doctors' surgery, tennis, football and cricket clubs and the highly regarded Tylers Green First and Middle schools. The residents of Penn & Tylers Green benefit from the huge sense of community with many fun and entertaining functions that often take place on the local common throughout the year. Within close driving distance there are three train stations providing direct fast and frequent underground and mainline train services to London with the M40 and M25 easily reached from the village. The area is well known for the excellent grammar school system with both Beaconsfield High School (girls) and the Royal Grammar school (boys) within catchment.

**Council Tax band: D**

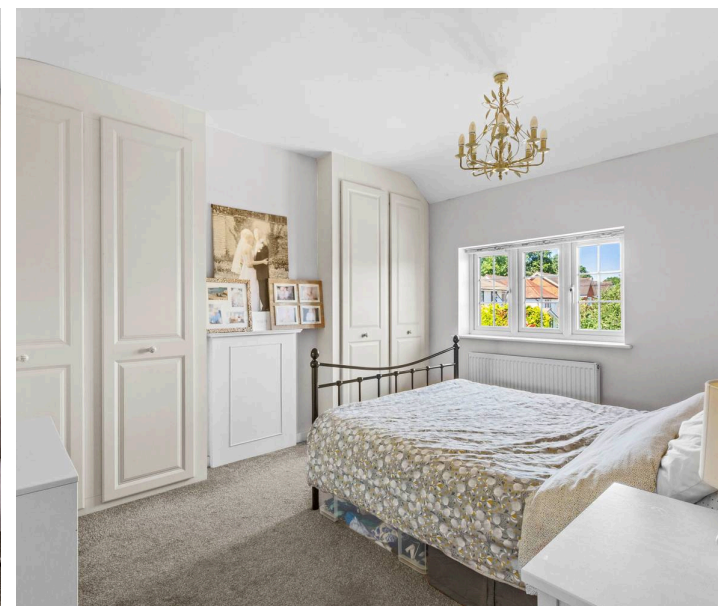
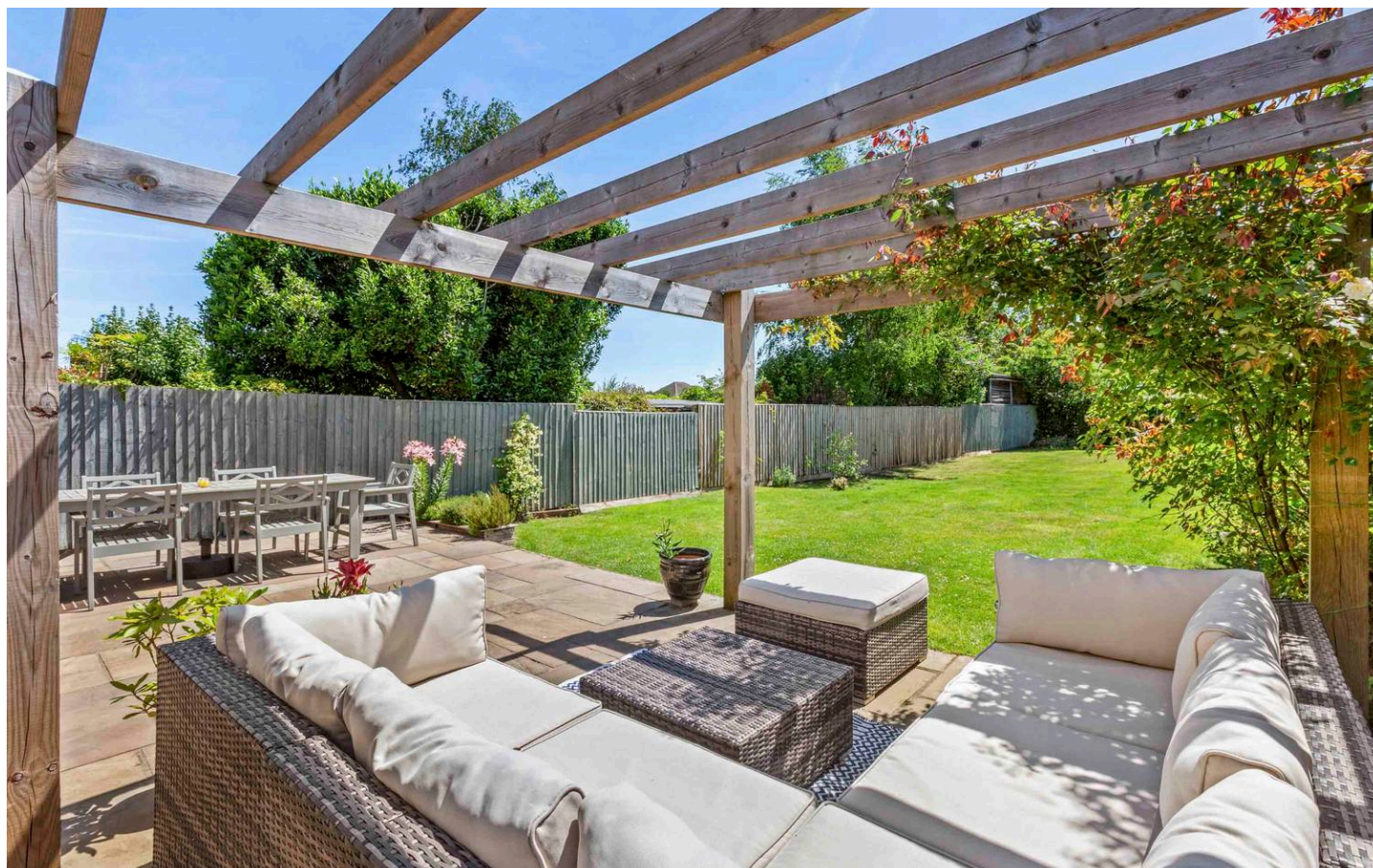
**EPC rating: TBC**

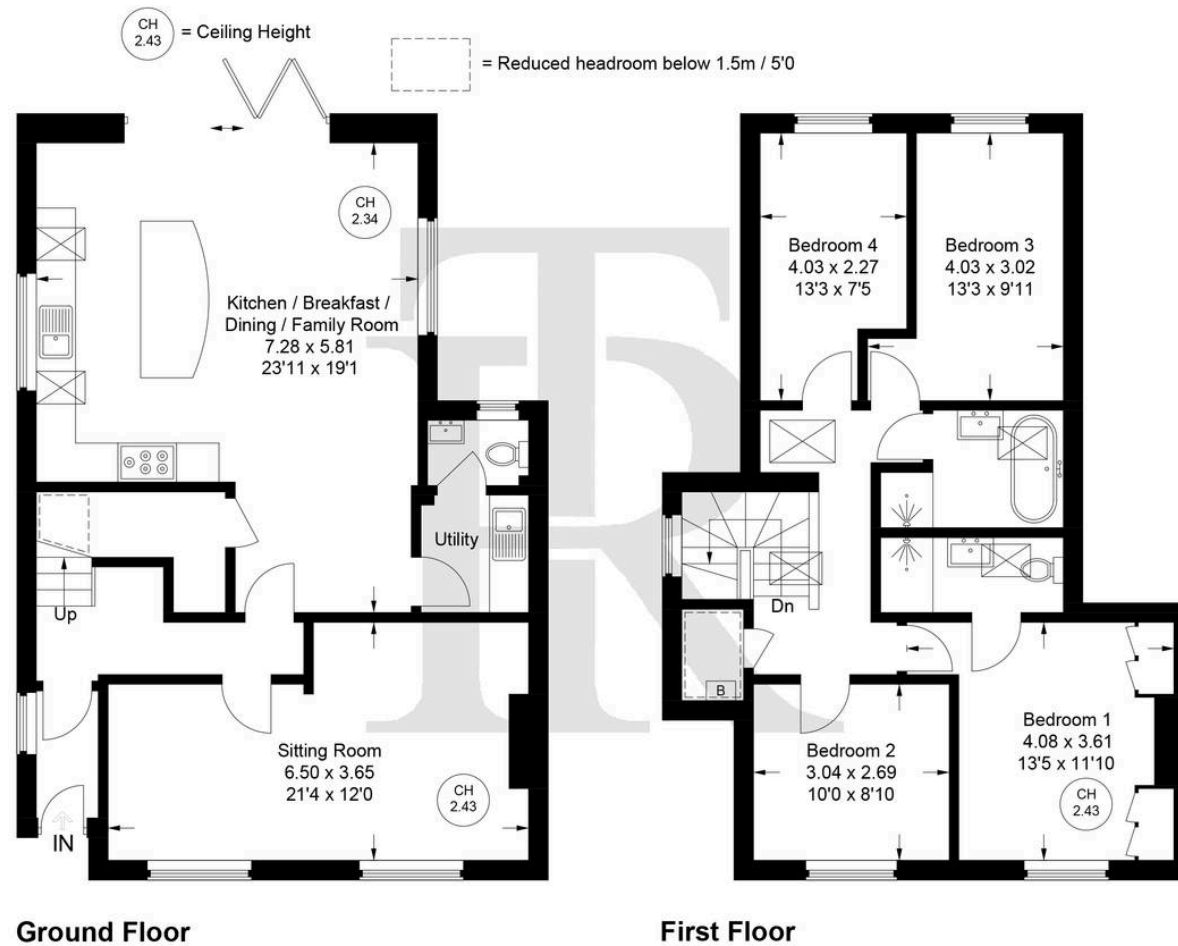
**Tenure: Freehold**



This beautifully presented four-bedroom, two-bathroom semi-detached house offers an exceptional blend of modern style and practical family living across its inviting and spacious layout. A welcoming hallway opens to a cosy living area adorned with a charming fireplace, built-in shelving, and expansive windows that fill the space with natural light. The heart of the home is the impressive open-plan kitchen, dining, and living area with underfloor heating, featuring sleek modern units, high-end integrated appliances, a substantial kitchen island with seating, and an integrated wine cooler and hot tap. Multiple skylights and large windows ensure a bright, airy ambience, while bi-fold doors seamlessly connect the interior to the generous landscaped rear garden. A spacious utility/pantry area with integrated appliances and ample storage provides practicality, a downstairs wc, and a clever under-stair storage bench in the hallway adds both convenience and character. Upstairs, the principal bedroom has built-in wardrobes and a stylish ensuite shower room, along with three further bedrooms which are served by the family bathroom which boasts a luxurious freestanding bathtub, contemporary fixtures, natural stone tiling, and a heated towel rail.

Additional features further enhance the property's appeal for families and those who enjoy entertaining. The rear garden is a true highlight, offering a large lawn, a dedicated children's play area with a swing set, and privacy fencing for peace of mind. Multiple outdoor zones include a spacious patio for al fresco dining, a stylish pergola with comfortable seating, and beautiful landscaped greenery that creates a tranquil retreat. Off-road parking at the front of the property provides both convenience and kerb appeal.





Ground Floor

First Floor

### 3 St. Johns Avenue, HP10 8HP

Approximate Gross Internal Area  
 Ground Floor = 76.2 sq m / 820 sq ft  
 First Floor = 62.1 sq m / 668 sq ft  
 Total = 138.3 sq m / 1488 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

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.



## Tim Russ and Company

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