



32 Ashley Drive, Penn - HP10 8BE

Guide Price £925,000

 **TIM RUSS**
& Company



- Set on a corner south west facing plot is this extended detached family home, overlooking Ashley Drive park, walking distance to both Tylers Green & Manor Farm schools
- Walking distance to local shops, transport links, woodland walks, Tylers Green Common and delightful country public houses

The property is opposite Ashley Drive Park and highly regarded Tylers Green and Manor Farm Schools plus private nursery, local shop and private café. Penn is a picturesque village that has several shops, doctor's surgery and attractive village pubs and a large pond surrounded by the village green. Within 3 miles is the town of Beaconsfield, which has a range of major shopping facilities and a wealth of specialist shops, restaurants and pubs in the historic Old Town. The area is well served by excellent transport links into London: Beaconsfield station, on the main Chiltern Line, runs through to Marylebone and Amersham-On-The-Hill Station serves both the Chiltern Line and the Metropolitan Line. Penn is also within a short drive of the M25/M40 motorway network. Buckinghamshire is renowned for its state and private education, details of which can be gained from the local authority.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



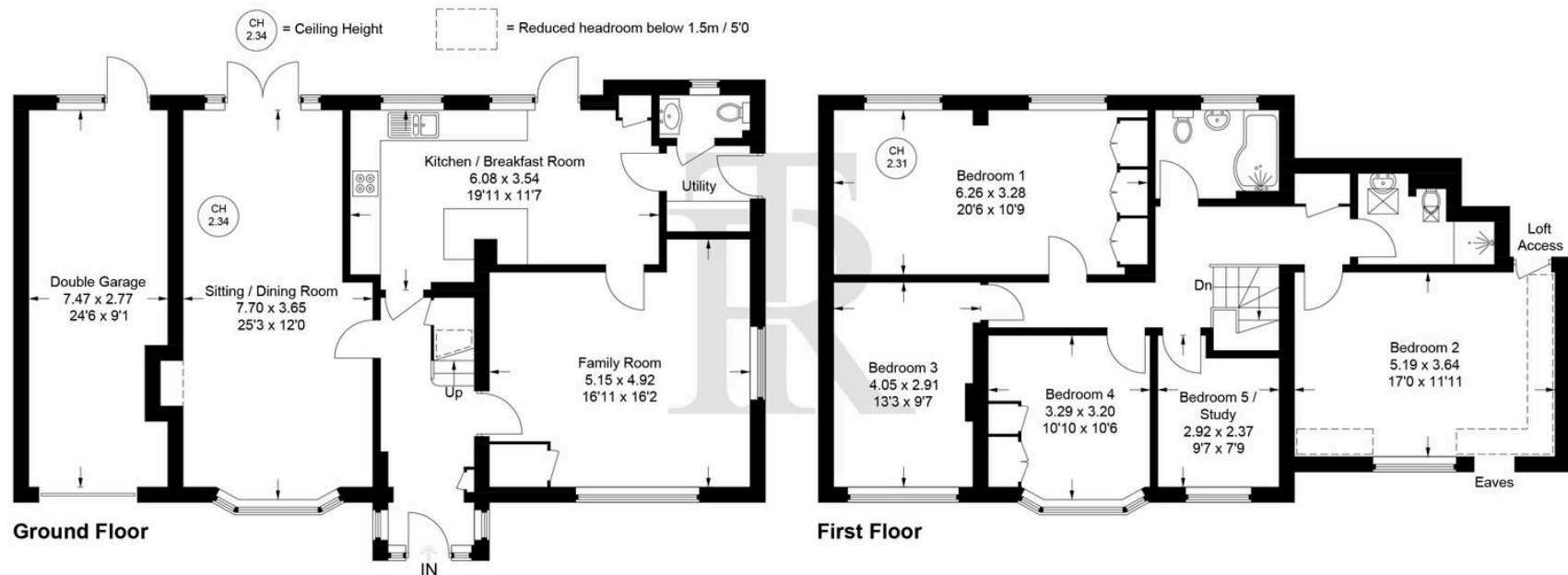
Set on a desirable corner plot with a south west aspect and overlooking the popular Ashley Drive park, this impressive five bedroom detached family home offers substantial and thoughtfully extended accommodation within walking distance of the highly regarded Tylers Green and Manor Farm schools. The property is conveniently located for local shops, transport links, woodland walks, Tylers Green Common and a choice of charming country public houses, making it ideally suited for family living.

Upon entering, you are greeted by a large and welcoming entrance hall. The bay fronted sitting and dining room, measuring an impressive 25ft by 12ft, features a log burning stove for cosy evenings and patio doors that allow natural light to flood the space. A fantastic double aspect family room (16ft11 by 16ft) provides additional flexible living space. The well appointed kitchen and breakfast room is fitted with a range of base and eye level units, integrated appliances and offers ample space for informal dining, leading in turn to a separate and useful utility room and a downstairs cloakroom.

Upstairs, four double bedrooms and a fifth bedroom (which could serve equally well as a study) are served by a recently updated family bathroom and a separate shower room.

The property also benefits from enclosed driveway parking for several vehicles, leading to a double length tandem garage (ideal for car enthusiasts or extra storage). The south west facing rear garden forms a delightful backdrop to the house, with a large patio area leading onto a well maintained lawn, complemented by a detached greenhouse to the side, mature shrubs and established flower borders (providing year round interest and privacy).





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Approximate Gross Internal Area
 Ground Floor = 87.7 sq m / 944 sq ft
 First Floor = 93.4 sq m / 1005 sq ft
 Double Garage = 19.9 sq m / 214 sq ft
 Total = 201.0 sq m / 2163 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.



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