



76 Kings Ride, Penn - HP10 8BP

Offers Over £850,000





- A beautifully presented and extended detached family home, set at the end of a quiet cul de sac within the heart of Penn village
- Walking distance to local shops, Ashley Drive park, Tylers Green first & middle school, village amenities and countryside walks

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: F**

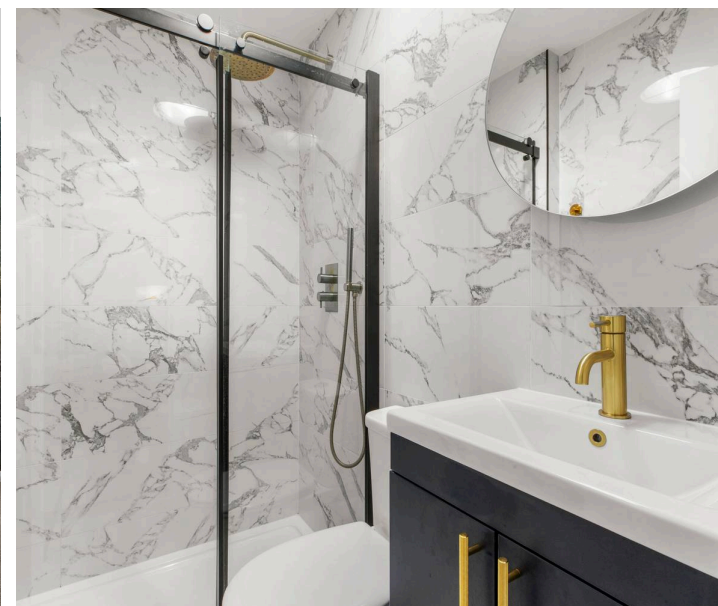
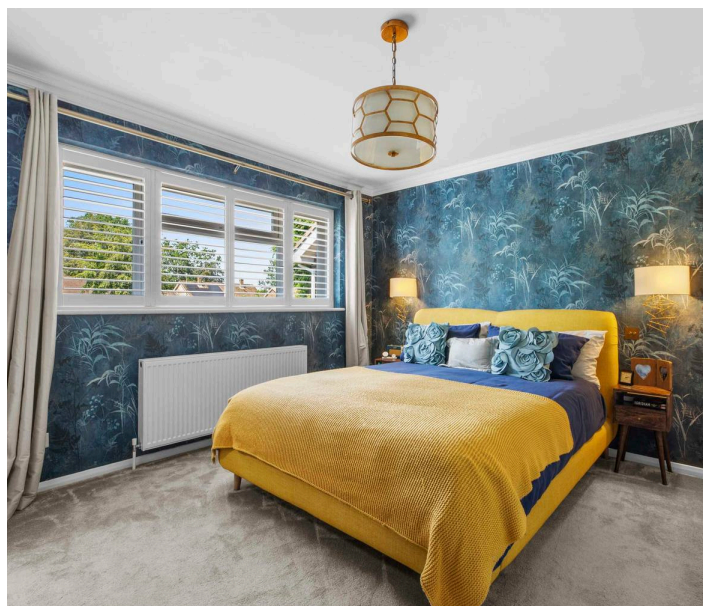
**Tenure: Freehold**

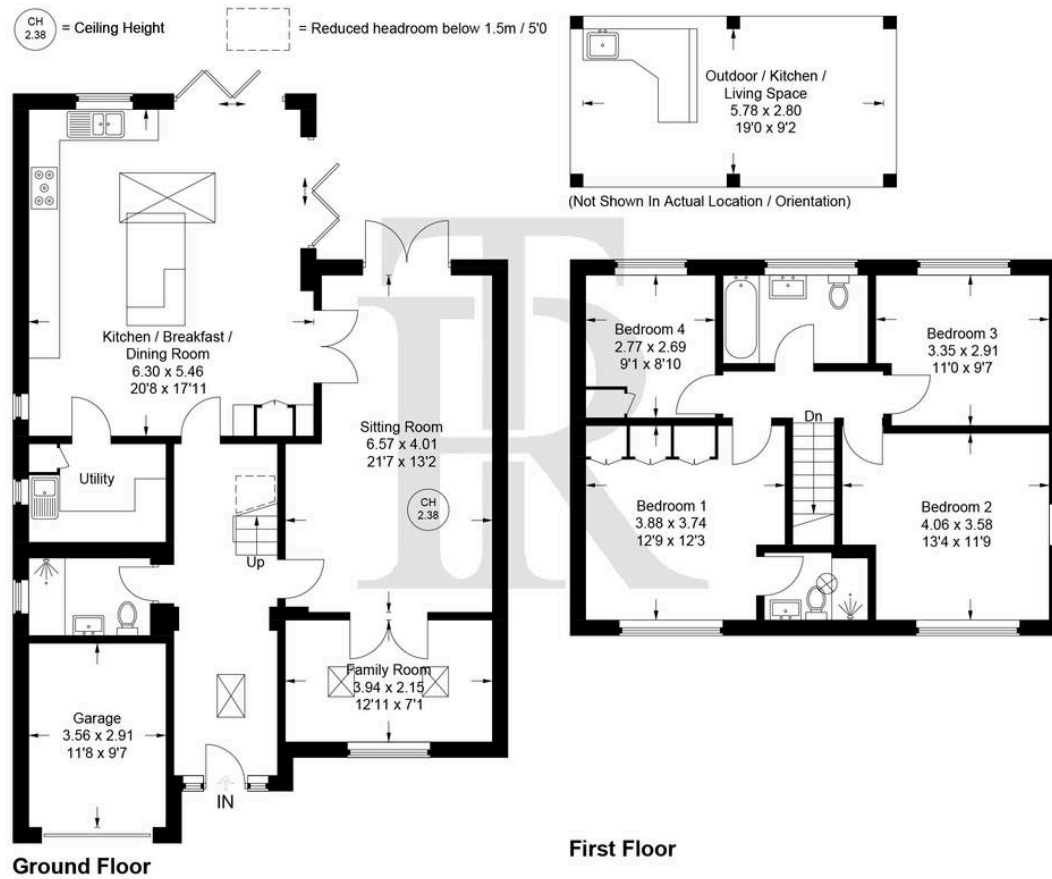
**EPC Energy Efficiency Rating: C**



This stunning four-bedroom, three-bathroom detached house impresses with its contemporary design and generous, light-filled living spaces. Upon entering, you are greeted by a series of inviting reception rooms, including an elegant open plan living area adorned with parquet and wooden flooring, seamlessly connecting to the outdoors through stylish bi-fold and double doors. The heart of the home is a modern kitchen and dining area, complete with sleek kitchen units, integrated appliances, and a central island with seating. Skylights and large windows throughout the property flood the space with natural light, while garden access from multiple rooms enhances the sense of indoor-outdoor living. Each bedroom is thoughtfully designed, large windows with chic shutters, and ample built-in storage. The principal suite offers the luxury of an en-suite bathroom and provides a tranquil retreat.

The property boasts three contemporary bathrooms, each with modern walk-in showers and stylish vanity units. Multiple reception rooms create flexible spaces for relaxation, play, or working from home, with built-in shelving and dedicated office setups catering to modern lifestyles. The beautifully landscaped, private garden is a true highlight, offering a lush lawn, patio areas, a modern pergola, a covered outdoor kitchen with granite countertops and integrated appliances, and dedicated outdoor dining and seating zones. This garden is perfectly equipped for family activities, relaxation, and memorable entertaining. Practical benefits include off-road parking via a spacious driveway, an integrated garage for additional storage or parking, and a welcoming, landscaped front garden that enhances the property's kerb appeal.





## 76 Kings Ride, HP10 8BP

Approximate Gross Internal Area

Ground Floor = 93.9 sq m / 1011 sq ft

First Floor = 59.5 sq m / 640 sq ft

Garage = 9.4 sq m / 101 sq ft

Total = 162.8 sq m / 1752 sq ft

(Excluding Outdoor / Kitchen / Living Space)

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

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

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