



Flat 3, Penn Court St. Johns Road, Penn - HP10 8JZ

Guide Price £300,000

 **TIM RUSS**
& Company



Flat 3

Penn Court St. Johns Road, High Wycombe

- Offered for sale with no onward chain
- Forming part of this popular development in the heart of the village
- Walking distance to amenities & countryside walks
- Shared entrance
- Spacious sitting/dining room
- Kitchen
- Bathroom
- Parking for one vehicle & ample visitors parking
- Surrounded by well tended & attractive gardens

Penn is a picturesque village that has a number of local shops, attractive village pubs, doctors' surgery, tennis club and a large pond surrounded by the village green. Within three miles is Beaconsfield New Town which has a range of shopping facilities including Sainsburys, Waitrose and a Marks and Spencer Simply Food and the main line train station has services to London Marylebone (25 minutes approximately). Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction 2) being only a short drive away giving access to London, Oxford, Birmingham and the M25 network. The area is well known for its excellent schooling and the retention of the grammar school system. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.



Flat 3

Penn Court St. Johns Road, High Wycombe

No onward chain! Purpose-built 2-bed flat in popular village location. Ideal pied-de-terrace or starter home. Walking distance to amenities and countryside.

Offered for sale with no onward chain is this purpose built two bedroom first floor flat, set in the heart of this popular village location.

A perfect pied-de-terre or first home, forming part of this small and popular development, walking distance to all village amenities and countryside walks.

The accommodation comprises of shared entrance with stairs rising to first floor landing & front door, entrance hall, light and spacious sitting/dining room, kitchen, main bedroom with fitted wardrobes, further double bedroom and bathroom.

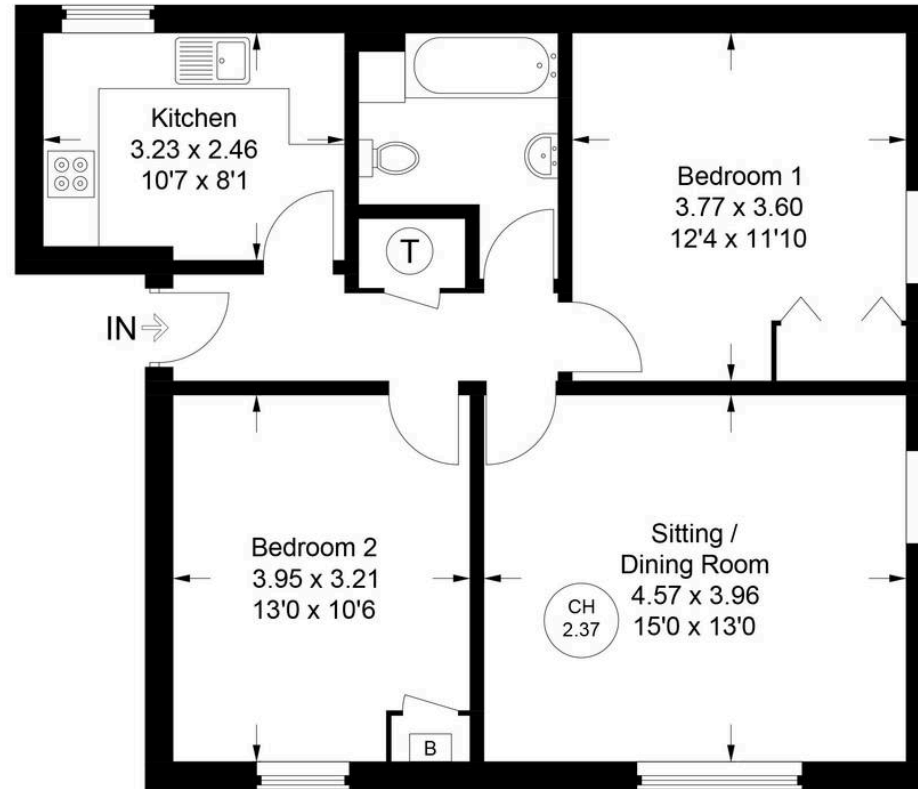
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C



CH
2.37 = Ceiling Height



First Floor

Flat 3, Penn Court, St. Johns Road, HP10 8JZ

Approximate Gross Internal Area = 65.4 sq m / 704 sq ft

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

