



68 Kings Ride, Penn - HP10 8BP
£525,000





68 Kings Ride

Penn, High Wycombe

- Offered for sale with no onward chain
- Excellent potential to extend & reconfigure STPP
- Set in this desirable village location
- Two reception rooms
- Kitchen
- Generous single bedroom
- Shower room & separate wc
- South facing rear garden
- Ample driveway parking

A stroll to local amenities, excellent first and middle schools and local bus route to a main line station. Penn is a picturesque village that has a number of local shops, attractive village pubs, doctor's surgery, tennis club and large pond surrounded by the village green. The bus service follows the Beaconsfield train times to and from London providing the commuter easy and stress free access to Beaconsfield new town. Beaconsfield New Town under five miles has a range of shopping facilities 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 both state and private. Catchment and walking distance to Tylers Green First & Middle School. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.



68 Kings Ride

Penn, High Wycombe

3-bed home in desirable village, needs refurb. South-facing plot with potential to extend. Close to schools & amenities. Spacious living areas, study, kitchen, ample storage.

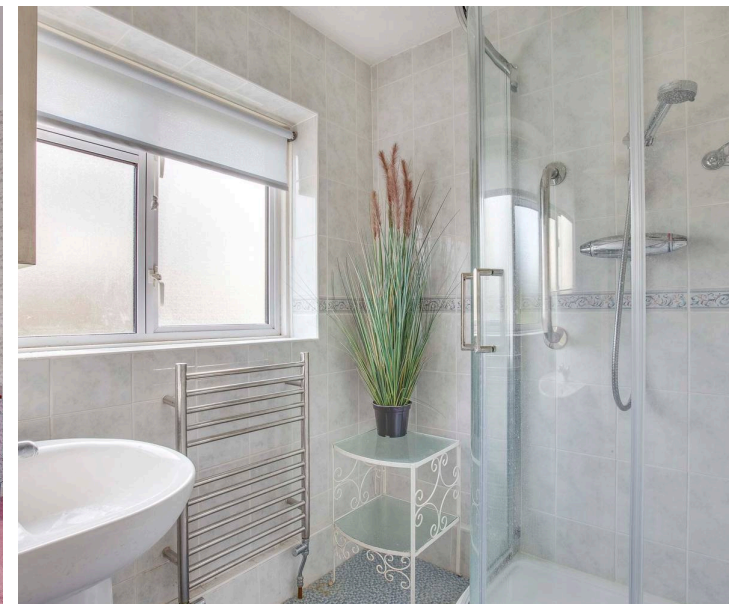
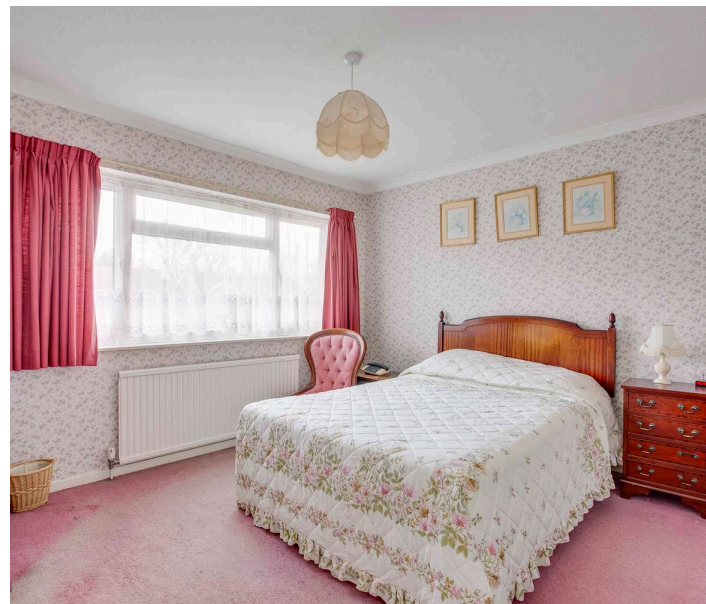
Offered for sale with no onward chain, in need of refurbishment is this light and airy three bedroom home set in this desirable village location. Just a short walk to highly regarded schools and village amenities.

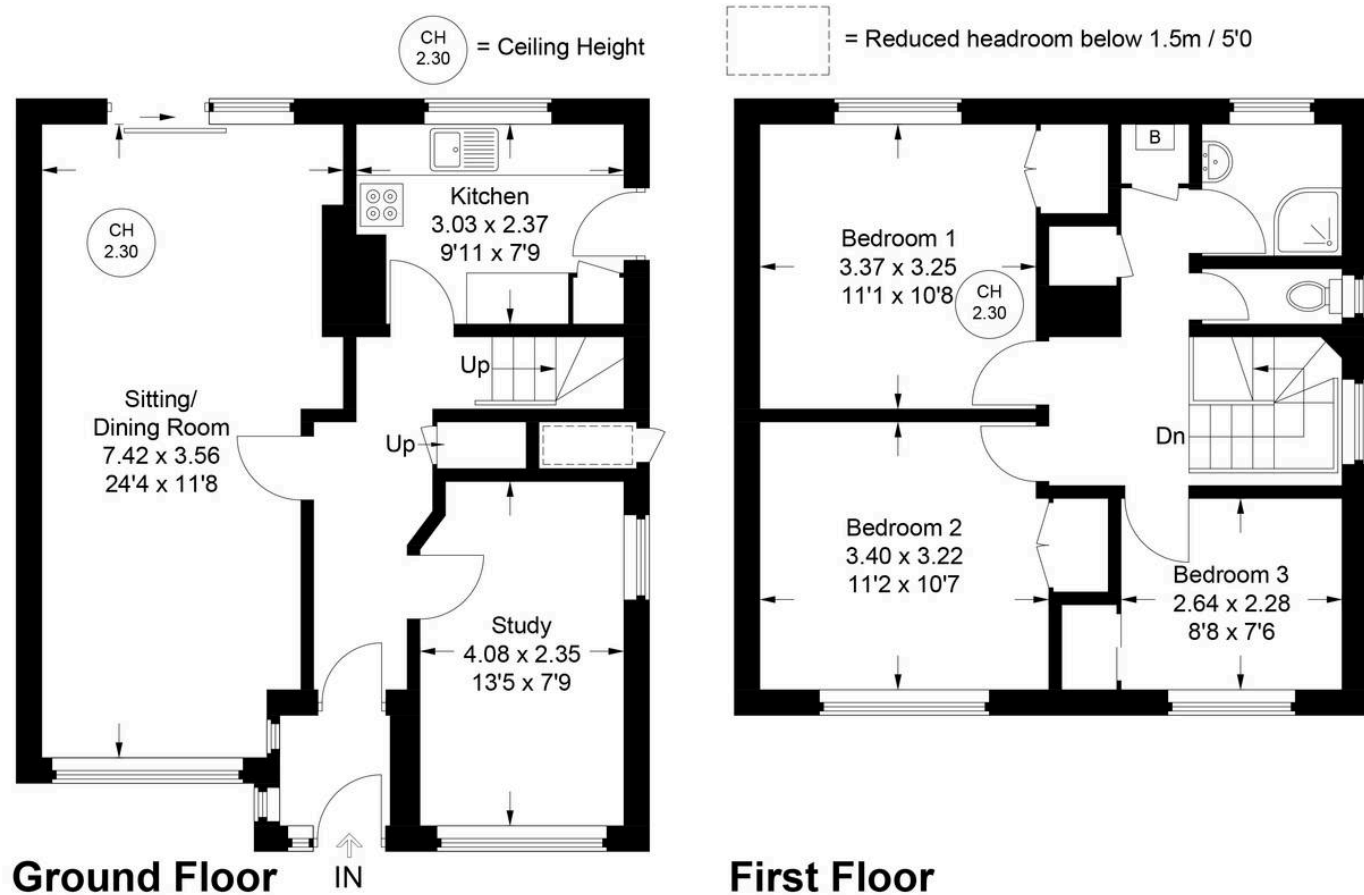
We are pleased to bring to the market this semi-detached family home, situated just a stroll from Ashley Drive Park and walking distance to highly regarded schools and village shops. The property is set on a generous south facing plot and offers the potential buyer tremendous scope to extend and reconfigure subject to the usual planning consents.

The accommodation in brief comprises; entrance porch leading to entrance hall, open plan 24ft sitting/dining room with patio doors to garden and feature fire, separate study/family room, kitchen with a range of base and eye level units with rear door to garden.

To the first floor can be found two double bedrooms with fitted wardrobes, a generous single bedroom with fitted wardrobes all served by the separate shower room and wc, cupboard housing boiler and further storage cupboard.

***Council Tax band: E *Tenure: Freehold *EPC Rating: C**





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Approximate Gross Internal Area
 Ground Floor = 53.7 sq m / 578 sq ft
 (Excluding External Cupboard)
 First Floor = 45.5 sq m / 490 sq ft
 Total = 99.2 sq m / 1068 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

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