



227 Penn Road, Hazlemere - HP15 7PB

Offers in Region of £800,000

 **TIM RUSS**
& Company



227 Penn Road

Hazlemere, High Wycombe

- Offered for sale with no onward chain
- Cloakroom
- 21ft sitting room
- 14ft dining room
- Kitchen
- 14ft main bedroom
- Three further bedrooms
- Two bathrooms
- Garage
- Total plot extends to approximately 125ft

The property is within walking distance to shops and café on Rose Avenue and highly regarded Manor Farm Schools plus private nursery. Stunning woodland walks close by at Common wood. The property is set between amenities and transport links of Hazlemere crossroads and Penn village, 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. Hazlemere is also within a short drive of the M25/M40 motorway network. Buckinghamshire is renowned for its state and private education.



227 Penn Road

Hazlemere, High Wycombe

4-bed detached house with unique charm, near Common Wood and village amenities. Spacious layout with westerly garden, garage, and scenic surroundings.

Offered for sale with no onward chain is this individual four bedroom detached house, walking distance to Common Wood, local shops, village amenities and transport links.

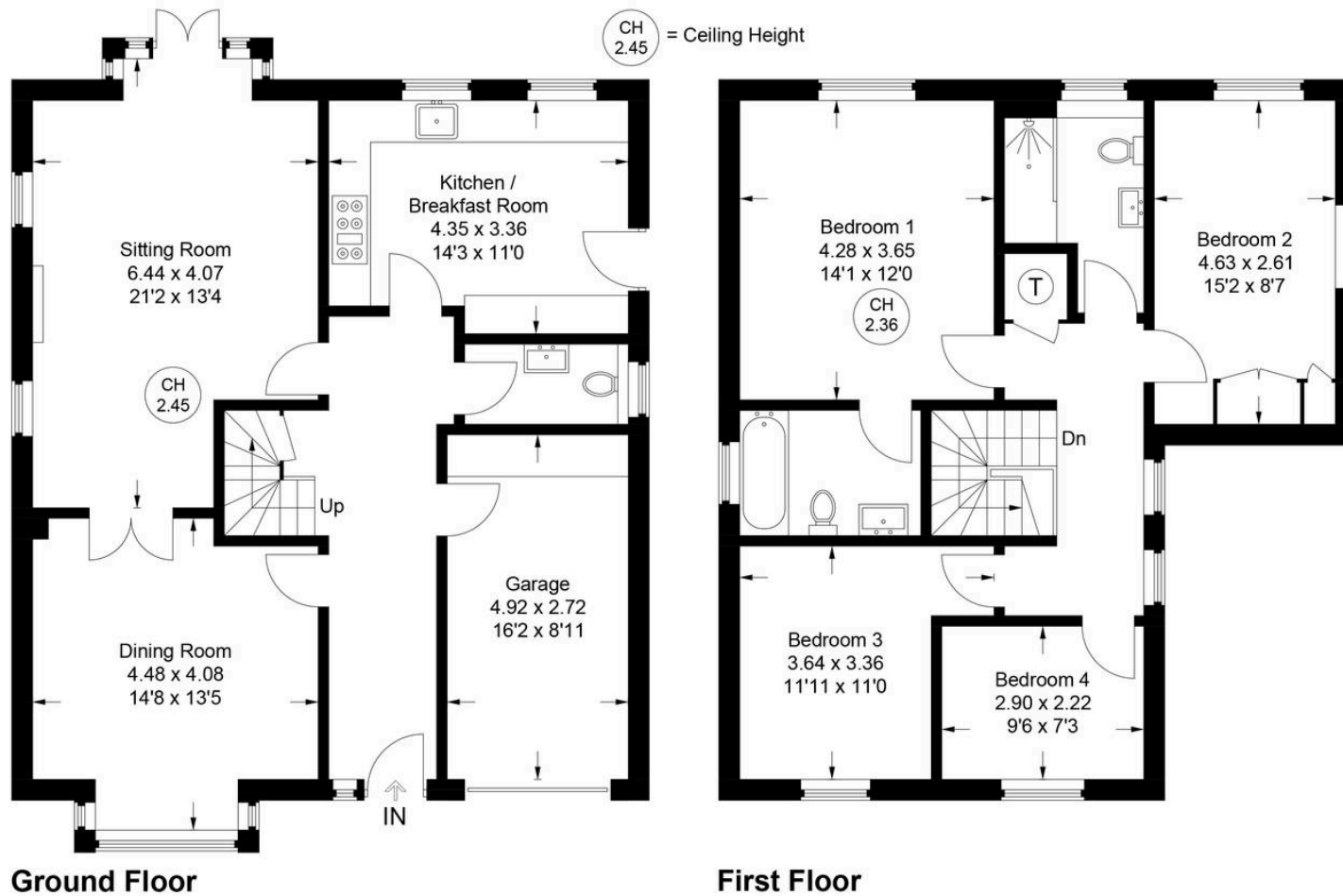
Set on a corner position is this individual detached family home, close to countryside and local amenities. The total plot extends to approximately 125 feet in length and benefits from a westerly facing rear garden, which would benefit from some landscaping. The property offers spacious accommodation with well-proportioned rooms in brief comprising of entrance hall, cloakroom, 21ft sitting room with bay window, feature fireplace and French doors to the rear garden. There is a separate 14ft dining room with bay window, stylish refitted kitchen/breakfast room and integral garage. To the first floor is a generous main bedroom with refitted ensuite bathroom, bedroom two with fitted wardrobes, two further bedrooms and a second refitted bathroom

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





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Approximate Gross Internal Area
 Ground Floor = 86.4 sq m / 930 sq ft (Including Garage)
 First Floor = 69.3 sq m / 746 sq ft
 Total = 155.7sq m / 1676 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.



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