



61 St. Johns Road, Penn - HP10 8HU

Guide Price £1,150,000

 **TIM RUSS**
& Company



- Fantastic opportunity to purchase this fine detached home situated in this fantastic village location, offering tremendous scope to extend & reconfigure STPP
- Expansive and secluded south facing rear garden provides the perfect backdrop to this wonderful family home

The picturesque village of Penn is known for its wide open common, village pond and its ancient woodlands being part of the Chilterns AONB; there are several local shops, good village pubs, doctors' surgery, tennis, football and cricket clubs and the highly regarded Tylers Green First and Middle schools. 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: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

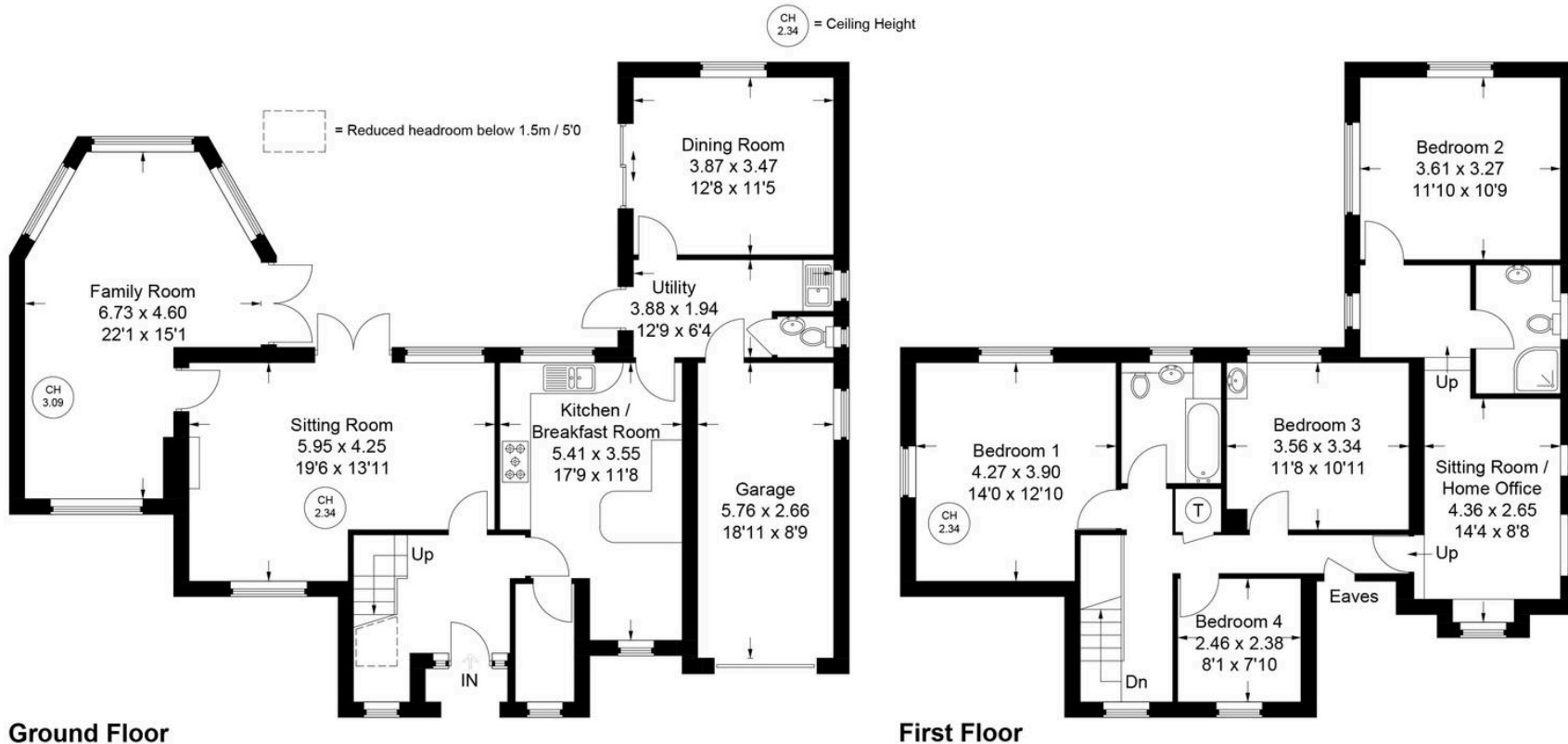


Upon entering the property, you are greeted by a welcoming entrance hall that provides access to the well equipped kitchen and breakfast room, which features a walk-in pantry and a door leading to a separate utility room and convenient WC. The generous sitting room enjoys double doors, creating a seamless connection to the garden, and also offers access to a spacious family room, perfect for both relaxation and entertaining. A separate dining room, complete with sliding doors, provides an ideal setting for formal dining or family meals. Upstairs, the accommodation comprises four well proportioned double bedrooms (one of which is currently utilised as a home office), alongside a single bedroom, all of which are served by a well appointed family bathroom and a separate shower room, ensuring ample facilities for a growing family or guests. The property's layout is both practical and versatile, making it suitable for a variety of modern lifestyles. Additional features include a large driveway providing off road parking for at least four vehicles, which leads to an integral garage, offering further storage or parking options.



This wonderful family home is ideally positioned to benefit from the amenities and community spirit of the village, while also providing easy access to nearby transport links and schools. With its blend of generous living accommodation, potential for further development, and desirable location, this property represents a rare opportunity for discerning buyers seeking a long-term family residence. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.





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Approximate Gross Internal Area

Ground Floor = 115.7 sq m / 1245 sq ft (Including Garage)

First Floor = 85.7 sq m / 922 sq ft

Total = 201.4 sq m / 2167 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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