



45 New Road, Penn - HP10 8DN
£1,150,000

 **TIM RUSS**
& Company



- This fine detached family home is sat in the heart of Penn village, walking distance to highly regarded Tylers Green first and middle schools, local amenities and transport links
- Benefiting from a large in and out driveway, double length garage and level south facing garden

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.



This substantial five-bedroom detached family home occupies a prime position in the heart of Penn village, within easy walking distance to the highly regarded Tylers Green First and Middle Schools, local amenities, and convenient transport links. The property welcomes you with a spacious entrance hall, offering practical storage solutions and a cloakroom. A large L-shaped kitchen and breakfast room forms the hub of the home, seamlessly connecting to a separate, well-appointed utility room with a handy side door. The expansive 23'5 x 21'7 sitting and dining room features a fireplace and double doors opening to the conservatory, and an adjoining study. The principal bedroom is complete with fitted wardrobes and an ensuite shower room, while four further double bedrooms (all with fitted cupboards and ample space for creating additional bathrooms if desired) are served by a well-equipped family bathroom. The property benefits from a double-length garage and a large in-and-out driveway. The south-facing rear garden offers a generous patio area leading to a level lawn enclosed by mature hedging providing privacy and well enclosed for children to play safely. The home is brimming with potential to customise and add value, offering the perfect canvas for those wishing to create their dream family residence.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D





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Approximate Gross Internal Area

Ground Floor = 130.8 sq m / 1408 sq ft

First Floor = 104.5 sq m / 1125 sq ft

Double Garage = 33.1 sq m / 356 sq ft

Total = 268.4 sq m / 2889 sq ft

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

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