

11 Ashwells, Penn Guide Price £750,000

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Set at the top corner of a quiet private culde-sac in the highly sought-after village of Penn, this extended four-bedroom detached home offers generous and flexible living space ideal for a growing family. The property also lies within the catchment area for some of Buckinghamshire's most prestigious grammar schools: The Royal Grammar School and John Hampden Grammar School for boys, and Beaconsfield High School and Wycombe High School for girls.

Freehold EPC: D

Council Tax Band: F

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01494 680018 info@ashingtonpage.co.uk www.AshingtonPage.co.uk



## 11 Ashwells Approximate Gross Internal Area Ground Floor = 89.4 sq m / 962 sq ft First Floor = 69.9 sq m / 752 sq ft Garage = 13.0 sg m / 140 sg ft Total = 172.3 sq m / 1,854 sq ft Conservatory 3.70 x 2.70 12'2 x 8'10 Bedroom 3 Bedroom 2 Living Room 3.02 x 2.76 3.63 x 3.02 6.61 x 3.34 9'11 x 9'1 11'11 x 9'11 21'8 x 10'11 Kitchen / Dining Room 7.40 x 2.70 24'3 x 8'10 Garage 5.02 x 2.56 16'6 x 8'5 Bedroom 1 Reception Room 5.63 x 4.74 4.85 x 2.69 Bedroom 4 18'6 x 15'7 15'11 x 8'10 4.78 x 2.76 15'8 x 9'1 (Not Shown In Actual Location / Orientation) **Ground Floor** First Floor This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings

are approximate. Whilst every care is taken 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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