



3 Russell Close, Penn - HP10 8BU
£500,000

TIM RUSS
& Company



- Situated in a quiet cul de sac, walking distance to local shops & village amenities, excellent schools and countryside walks
- A three bedroom semi detached family home offered for sale with no onward chain
- Offering tremendous scope to extend, reconfigure & add value STPP

Penn is a picturesque village with a wide open green and village pond; there are a number of local shops, good village pubs, doctors surgery, tennis club and just a short walk to the highly regarded Tylers Green First and Middle schools. Just three miles away is Beaconsfield New Town which has a range of shopping facilities including Sainsburys, Waitrose and M&S Simply Food. The main line train station has services to London Marylebone (25 mins 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 and the retention of the grammar school system. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.



Council Tax band: D

Tenure: Freehold

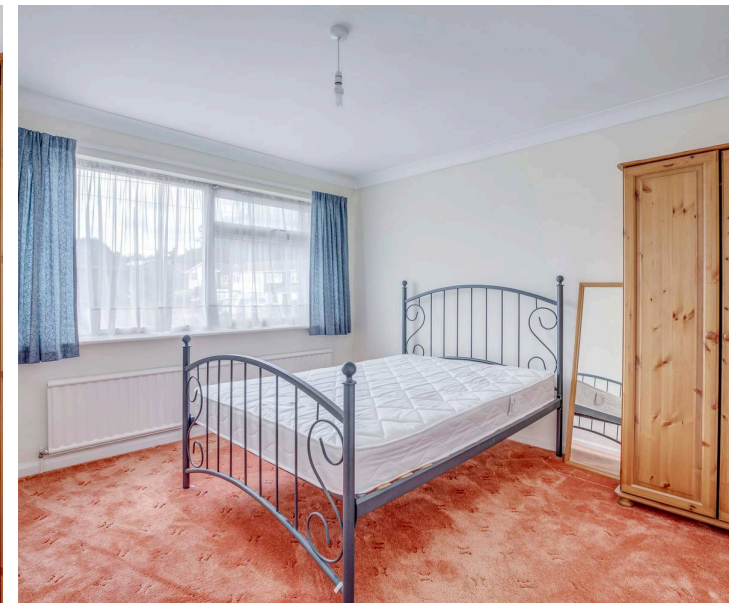
EPC Energy Efficiency Rating: D

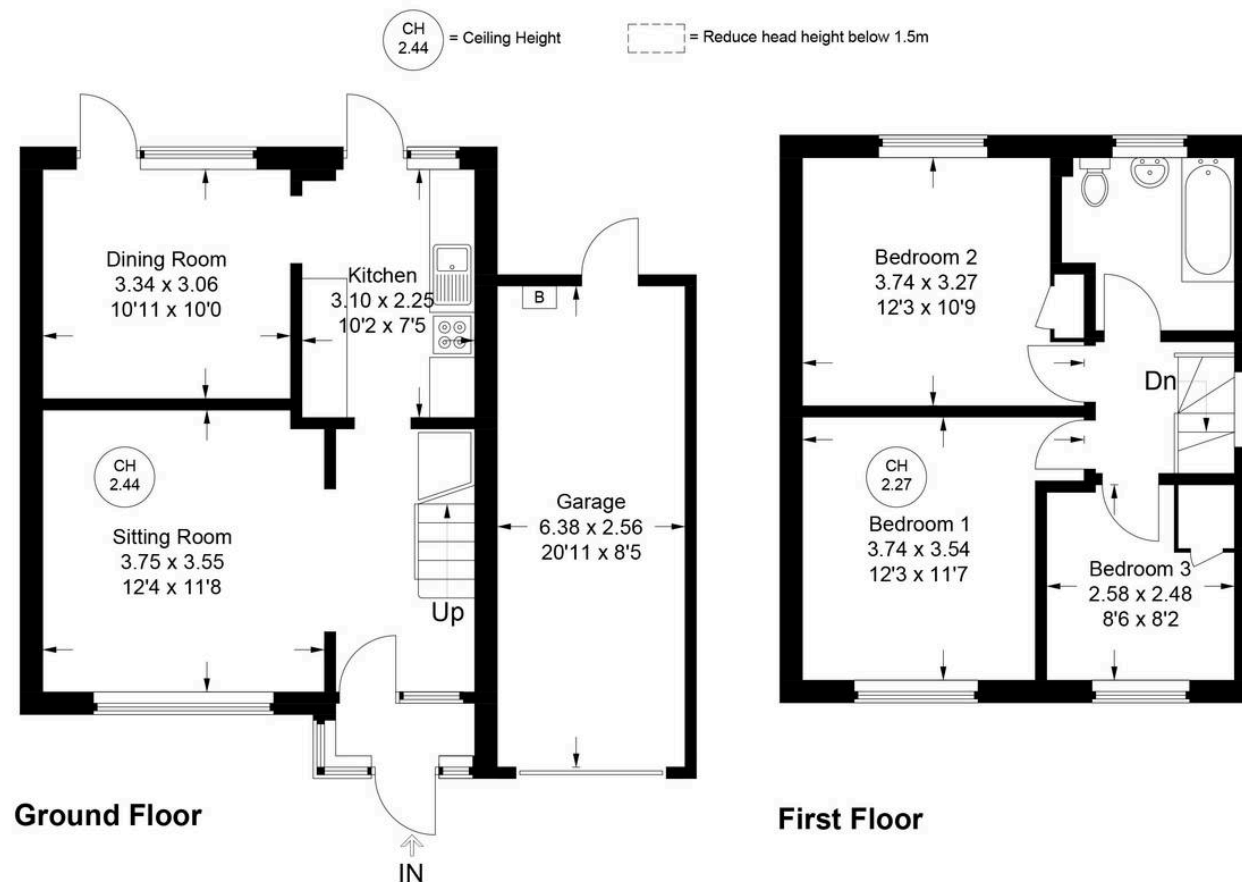
Nestled in the heart of Penn village, in a peaceful cul de sac, within close proximity to local conveniences, excellent schools, and scenic walking trails, this three-bedroom semi-detached family home presents an enticing opportunity for prospective buyers. Offered for sale with no onward chain, this residence boasts abundant potential for expansion, reconfiguration, and enhancement, subject to obtaining the necessary planning permissions.

Upon entering the property the entrance porch flows seamlessly into the hallway, leading to the sitting room, bathed in natural light streaming through a large picture window, making it an ideal space for relaxation and entertainment.

The well-appointed kitchen, grants access to the rear garden, while the adjacent dining room offers a separate area for hosting gatherings and meals. Ascending to the first floor, two generously proportioned double bedrooms, along with a spacious single bedroom boasting a fitted cupboard, are complemented by a well-appointed family bathroom.

Stepping outside, the patio area leads to a level lawn enclosed by timber fencing. The property also benefits from a driveway with ample parking space, leading to a garage, offering storage solutions and secure shelter for vehicles.





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Approximate Gross Internal Area
Ground Floor = 41.9 sq m / 451 sq ft
(Including Garage)

First Floor = 40.0 sq m / 430 sq ft

Garage = 16.0 sq m / 172 sq ft

Total = 97.9 sq m / 1053 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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