



3 Aston House Penn Road, Knotty Green - HP9 2TS

Offers Over £600,000

TIM RUSS
& Company



3 Aston House Penn Road

Knotty Green, Beaconsfield

- BEAUTIFUL GATED DEVELOPMENT
- SPACIOUS GROUND FLOOR APARTMENT
- TWO BEDROOMS BOTH WITH ENSUITE
- ATTRACTIVE SITTING ROOM WITH FIREPLACE
- LOVELY KITCHEN / DINING ROOM
- STUNNING COMMUNAL GARDENS
- GARAGE IN ADJACENT BLOCK
- NO ONWARD CHAIN

Knotty Green is a favoured area on the north side of Beaconsfield close to fields and countryside walks. Just over a mile away is the centre of Beaconsfield New Town which offers comprehensive shopping facilities including Waitrose, a Marks & Spencer Simply Food and Sainsburys. There is also a library and main line train service into London Marylebone. The M40 (J2) is 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.



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Knotty Green, Beaconsfield

SHARE OF FREEHOLD A delightful two bedroom ground floor apartment with superb reception space & attractive high ceilings offered with NO ONWARD CHAIN

The accommodation comprises: entry phone system, communal entrance hall, entrance porch leading to a spacious entrance hall with access to a cloakroom, an excellent sized dual aspect living room with a feature fireplace and double doors to a lovely private side garden with a secluded patio area - superbly fitted kitchen/breakfast room fitted in an extensive range of wall and base units with granite work tops. Two bedrooms with en suites and wardrobes. Outside

The gardens are undoubtedly a fine feature of the property, beautifully maintained with a well-manicured area of lawn with a variety of shrubs, hedging and flower beds. To the side of the apartment is a private garden which gives access to the adjacent garage.

EPC Rating C Council Tax Band F

There is a remainder of a 125 year lease from April 2005

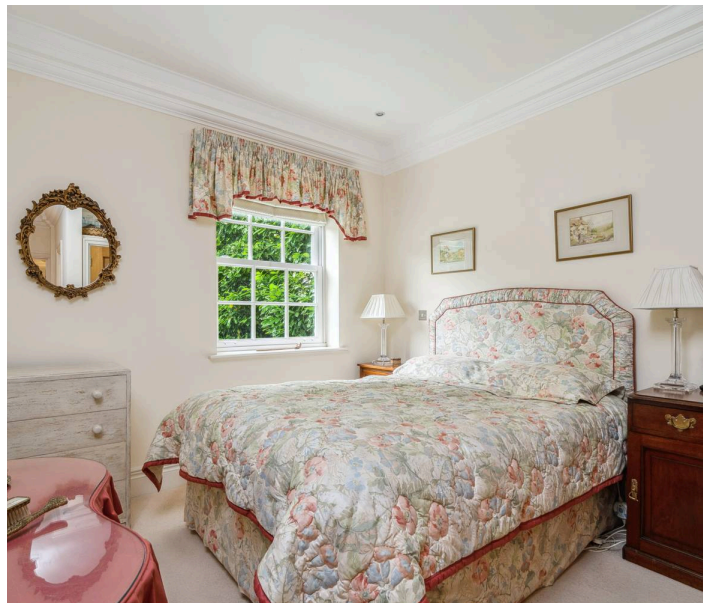
Services charge £3,480 per annum

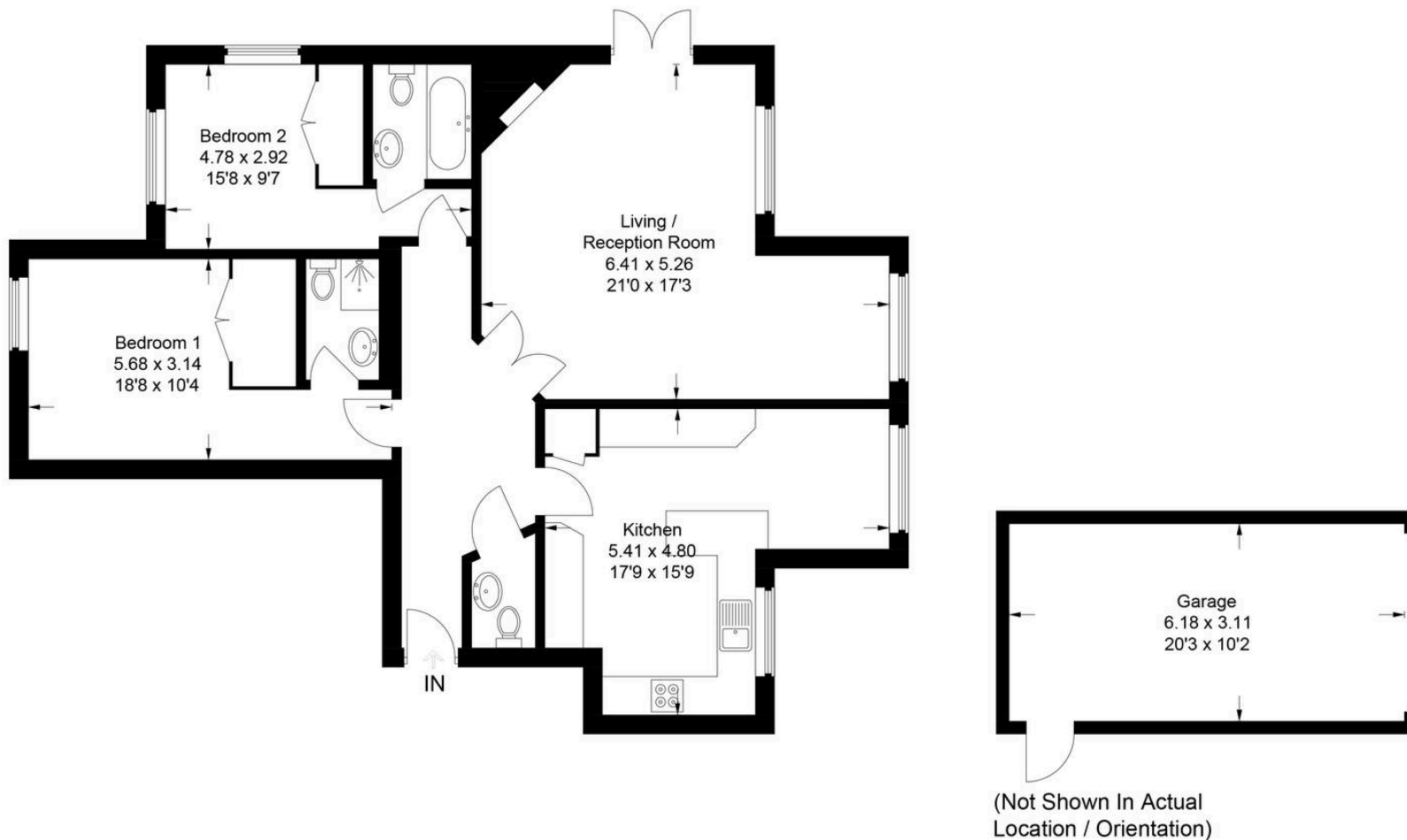
Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





3 Aston House

Approximate Gross Internal Area = 93.0 sq m / 1001 sq ft
 Garage = 19.2 sq m / 207 sq ft
 Total = 112.2 sq m / 1208 sq ft



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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