



225 Penn Road, Hazlemere - HP15 7PB

Guide Price £975,000

**TR** TIM RUSS  
& Company





- Offered for sale with no onward chain, an exciting opportunity to refurbish & remodel to create a fantastic family home on an exceptionally large south facing plot
- Attractive detached character home offering over 2000 sq ft of accommodation requiring total modernisation

The property is within walking distance to shops and café on Rose Avenue and highly regarded Manor Farm Schools plus private nursery. Stunning woodland walks close by at Common wood. The property is set between amenities and transport links of Hazlemere crossroads and Penn village, Penn is a picturesque village that has several shops, doctor's surgery and attractive village pubs and a large pond surrounded by the village green. Within 3 miles is the town of Beaconsfield, which has a range of major shopping facilities and a wealth of specialist shops, restaurants and pubs in the historic Old Town. The area is well served by excellent transport links into London: Beaconsfield station, on the main Chiltern Line, runs through to Marylebone and Amersham-On-The-Hill Station serves both the Chiltern Line and the Metropolitan Line. Hazlemere is also within a short drive of the M25/M40 motorway network. Buckinghamshire is renowned for its state and private education, details of which can be gained from the local authority.

**Council Tax band: G**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

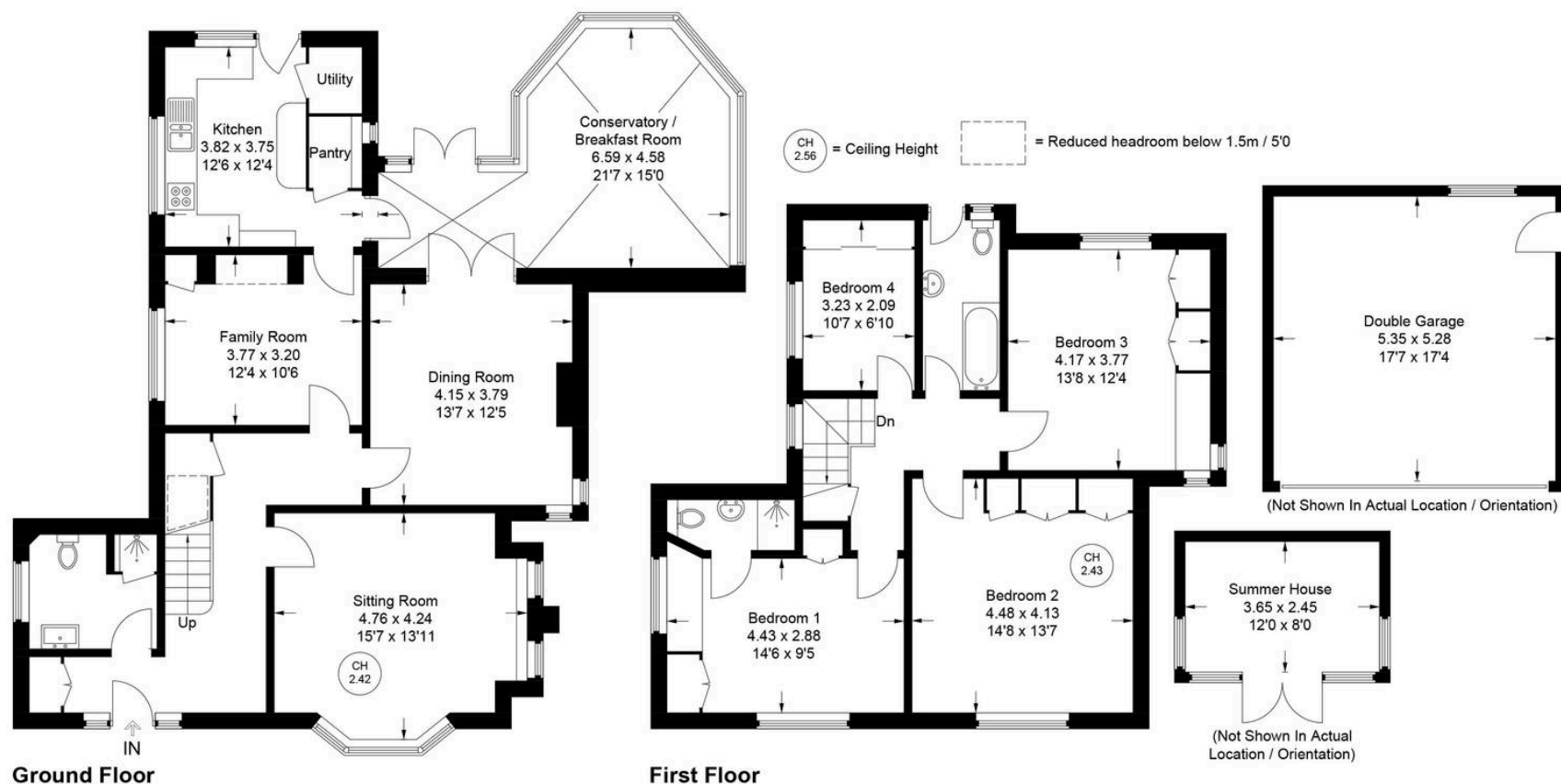




This four-bedroom detached house presents a unique opportunity for prospective buyers to create a sensational family residence, whilst the house is liveable, with modernisation will become a very desirable modern family home. Situated on an impressively large south-facing plot without any onward chain, this attractive character property boasts over 2000 sq ft of living space, ideal for those seeking a project to make their own. Upon entering through the large welcoming hall, one is immediately struck by the potential that this residence offers, with a bay-windowed sitting room, three additional reception rooms, and a kitchen awaiting transformation. The principal bedroom features an ensuite shower room, while a further two double bedrooms and generous single bedroom are served by the family bathroom. This property is not just a house; it is a blank canvas waiting to become a home.

Stepping outside, the property continues to impress with its expansive south-facing rear garden, the perfect canvas for green-fingered enthusiasts or a safe haven for little ones to play. Embraced by mature hedging, the garden provides a serene and private oasis, complete with a summer house and kidney shaped swimming pool with a pool house for relaxation or entertaining. The ample driveway parking leads to a detached double garage, ensuring ample space for vehicles and storage. Those who enjoy outdoor activities will appreciate the proximity to Common Wood, offering picturesque trails for dog walking and countryside strolls. Additionally, the property is conveniently located near local shops, transport links, and highly-regarded schools, making it an ideal choice for families looking to settle in this sought-after area.





## 225 Penn Road, HP15 7PB

Approximate Gross Internal Area

Ground Floor = 106.1 sq m / 1142 sq ft

First Floor = 72.3 sq m / 778 sq ft

Double Garage / Summer House = 37.3 sq m / 401 sq ft

Total = 215.7 sq m / 2321 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.



## Tim Russ and Company

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