



4 Katherine Close, Penn - HP10 8ET

Offers Over £1,000,000

**TIM RUSS**  
& Company



- Offered for sale with no onward chain is this beautifully presented and thoughtfully extended detached family home, set at the end of this quiet cul de sac within the heart of Penn village
- Walking distance to highly regarded schools, charming village pubs, shops, transport links and the village common

Hazlemere/Penn is conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. Within a short walk is a local parade of shops. Restaurants can be found on Hazlemere Crossroads and at Park Parade there a wider range of amenities. The property is in walking distance of Manor Farm schools, a car ride away you have the options of The Royal Grammar School & John Hampden Grammar School (for boys), Beaconsfield High School and Wycombe High School (for girls). Buckinghamshire is renowned for its state and private education. Details will need to be confirmed with the appropriate schools for their catchment areas. For recreation there are two local parks nearby. Hazlemere, Penn and the surrounding area offers a wide variety of leisure and entertainment facilities including Wycombe Swan Theatre, the swimming pool and multi sports centre on Marlow Hill in High Wycombe. There are also a number of both private and public golf courses in the area and tennis, football and rugby clubs close by.

**Council Tax band: G / Tenure: Freehold**

**EPC Energy Efficiency Rating: C**



Offered for sale with no onward chain is this beautifully presented and thoughtfully extended 4 bedroom detached house, situated at the end of a cul-de-sac in the heart of Penn village. This family home provides convenience, being within walking distance to highly regarded schools, quaint village pubs, shops, transport links, and the village common.

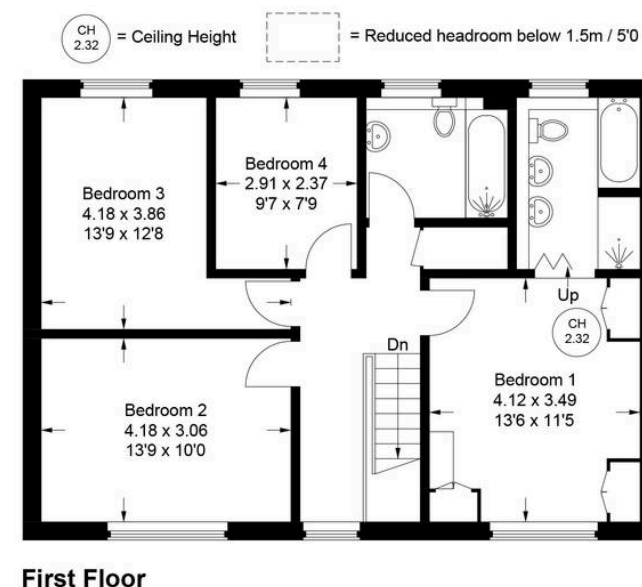
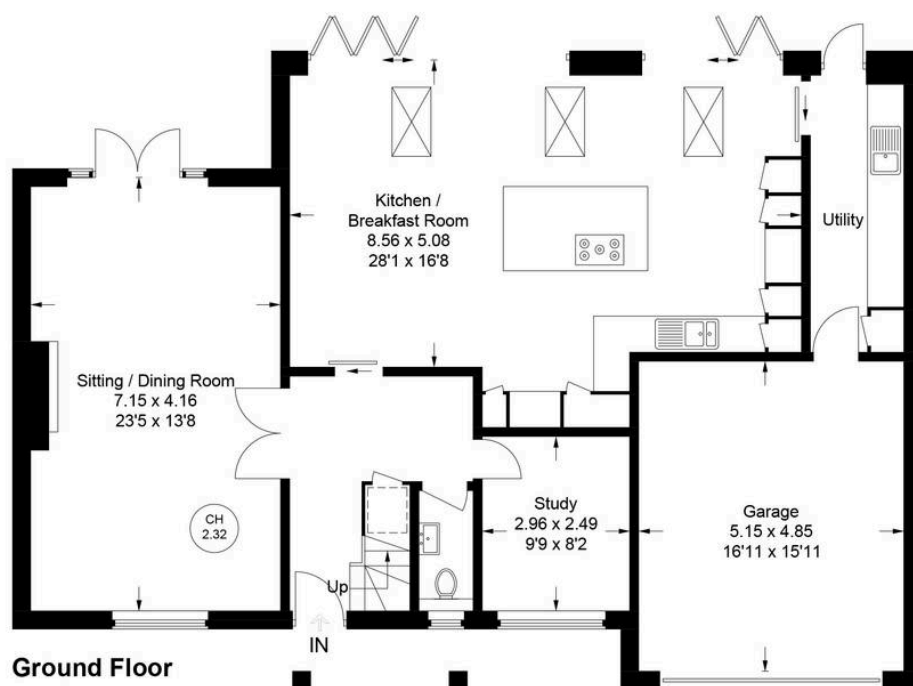
Upon entering, the property boasts a spacious and welcoming entrance hall featuring a downstairs cloakroom and under stair storage, leading into a 23ft Sitting/Dining room with a charming feature fireplace and double doors opening onto the garden, complemented by a separate study room.

The heart of the house is the impressive Kitchen/Breakfast room with a central island, integrated appliances (4 ovens, dishwasher, wine fridge, hob and extractor fan included in the sale), and two sets of bifold doors creating a seamless transition to the rear garden and terrace. A handy fully equipped utility room with a rear door to the garden and access to the double garage completes the ground floor layout.

The first floor houses the principal bedroom with fitted wardrobes and an ensuite bathroom, alongside three additional double bedrooms served by a well-appointed family bathroom. Step outside to discover the sunny private rear garden, featuring an L-shaped patio and a level lawn, enclosed by timber fencing and mature hedging, providing the ideal setting for outdoor gatherings and relaxation.

The property further benefits from driveway parking leading to the double garage, ensuring practicality is not compromised in this idyllic setting. This residence offers a rare opportunity to secure a forever home in a desirable location, providing the perfect balance of modern living and natural beauty.





## 4 Katherine Close, HP10 8ET

Approximate Gross Internal Area  
 Ground Floor = 127.6 sq m / 1373 sq ft (Including Garage)  
 First Floor = 70.1 sq m / 754 sq ft  
 Total = 197.7 sq m / 2127 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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 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
 For more information please visit our website.

