



9 Burrows Close, Penn - HP10 8AR

Offers Over £875,000

 **TIM RUSS**
& Company



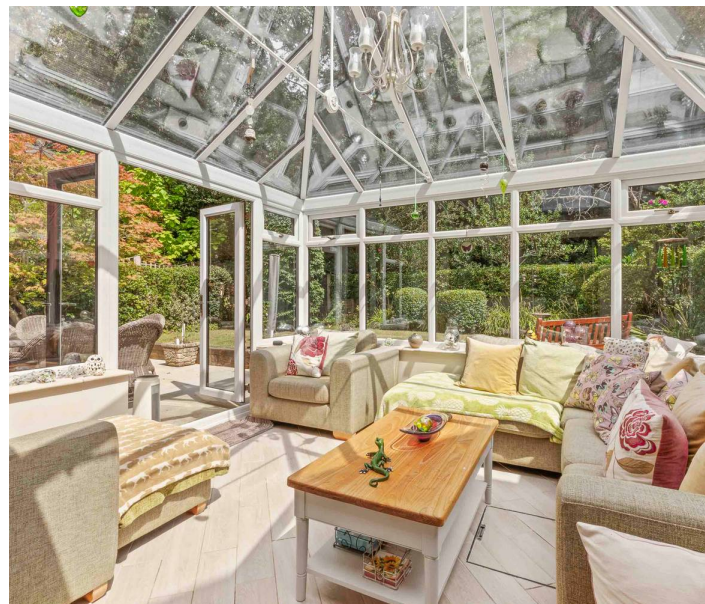
- Offered for sale with no onward chain is this delightful brick & flint detached family home with its own section of woodland and private access leading to Common Wood
- Situated in an Sylvan setting the rear garden is ultra private and provides a beautiful backdrop to the family home

The property is situated within a stroll of local amenities, excellent first and middle schools and local bus route to a main line station. Penn is a picturesque village that has a number of local shops, attractive village pubs, doctor's surgery, tennis club and large pond surrounded by the village green. Beaconsfield New Town under five miles has a range of shopping facilities including Sainsburys, Waitrose and a Marks and Spencer Simply Food and the main line train station has services to London Marylebone (25 minutes approximately). Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction2) 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 both state and private. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

EPC Rating: D

Council Tax band: G

Tenure: Freehold



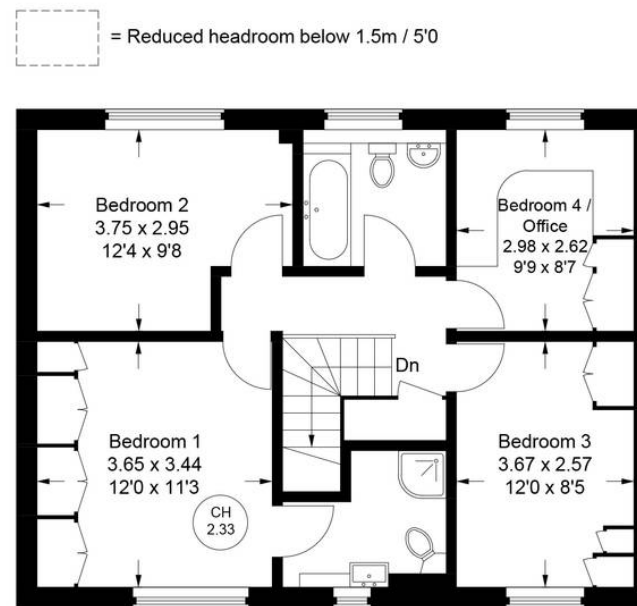
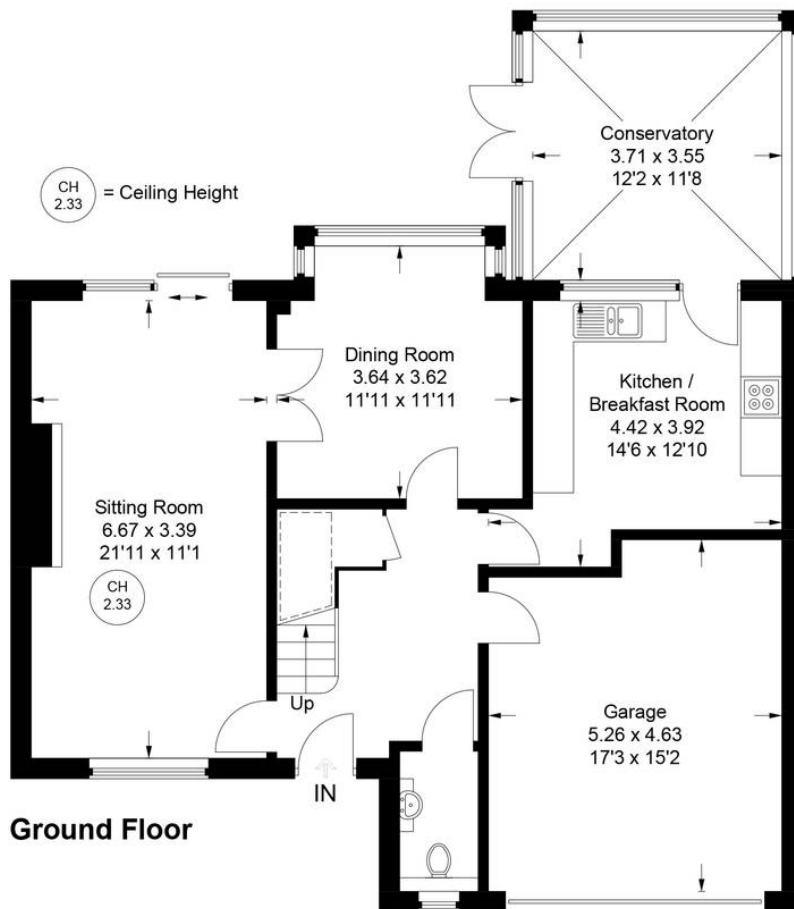
Offered for sale with no onward chain, this charming 4 bedroom detached house presents an ideal family abode in a sought-after location. The property boasts a delightful brick & flint exterior, complete with its own section of woodland and private access leading to the serene Common Wood.

The interior of the property opens to a spacious and inviting entrance hall, featuring a cloakroom, convenient under stair storage, and internal access to the garage. The ground floor further impresses with a generous sitting room offering patio doors to the garden, a striking feature fireplace, and double doors leading to the dining room. The well-equipped kitchen/breakfast room includes a door to the conservatory, perfect for enjoying the surrounding natural beauty.

Upstairs, the principal bedroom features a range of fitted cupboards and a recently refitted ensuite shower room, while two additional double bedrooms and a fourth bedroom/office with fitted furniture are all serviced by the recently updated family bathroom.

Outside, a resin driveway leads to a double garage at the front of the property, while the rear garden offers an ultra-private setting amidst a beautiful backdrop. A wide terrace leads to a level lawn area surrounded by mature shrubs and borders, with a garden gate providing access to the private woodland and Common Wood beyond.





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Approximate Gross Internal Area

Ground Floor = 101.7 sq m / 1095 sq ft

First Floor = 58.6 sq m / 631 sq ft

Total = 160.3 sq m / 1726 sq ft

(Including Garage)

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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