



33 The Chase, Penn - HP10 8BB

Guide Price £700,000

 **TIM RUSS**
& Company



- A rare opportunity to purchase a detached true bungalow in this popular village location, just a short walk to local shops, country pubs transport links and beautiful countryside walks
- Offering potential to further enlarge subject to the usual planning consents
- Beautifully presented versatile accommodation throughout

The property is within a stroll to Ashley Drive Park and highly regarded Manor Farm Schools plus private nursery, local shop and private café. 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. Penn 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



Welcome to this charming three bedroom detached bungalow, a rare gem nestled in the heart of this popular village of Penn. This property offers a unique opportunity- the chance to own a detached true bungalow just a stone's throw away from local shops, quaint country pubs, transport links, and scenic countryside strolls.

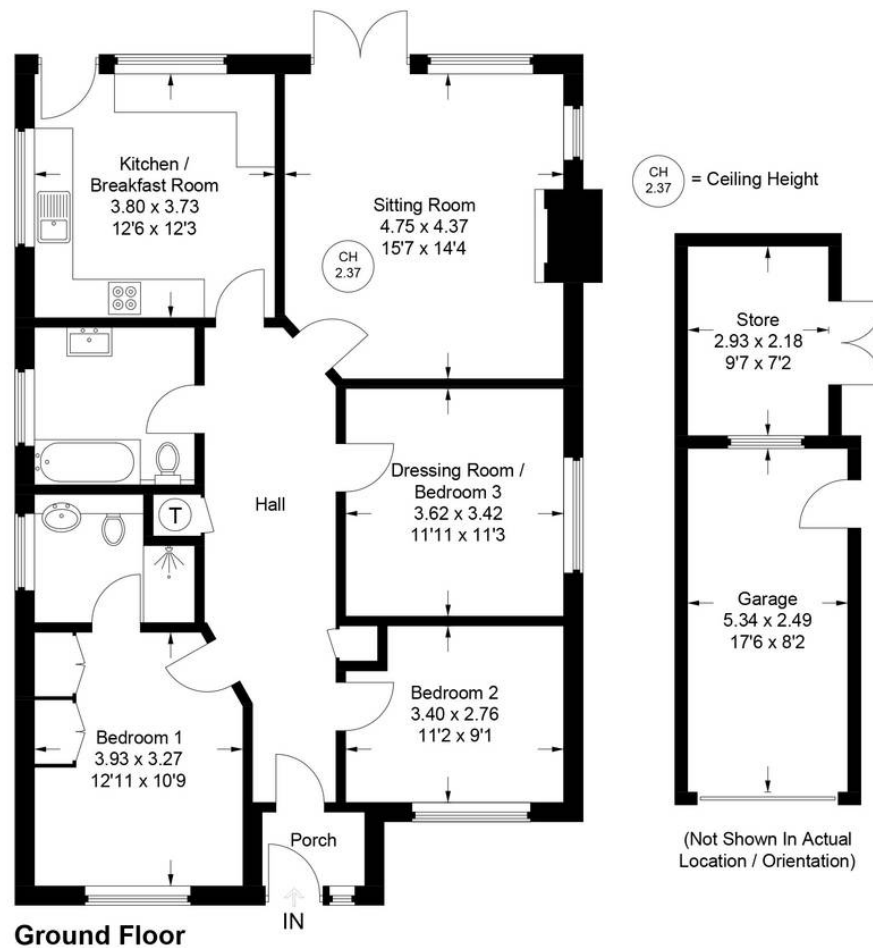
Step inside to discover the potential this property holds, with the opportunity to expand further (subject to the usual planning consents). The accommodation boasts a versatile layout, meticulously presented throughout. The journey through this home begins at the entrance porch, leading you to a wide and welcoming hallway with elegant oak flooring. The refitted kitchen/breakfast room beckons with its array of base and eye-level units, some integrated appliances, and a breakfast bar with a delightful view of the garden, complete with a convenient door to the outside.

The light-filled and spacious sitting room, featuring oak flooring, a striking fire feature, and patio doors invite you to the garden. The principal bedroom offers fitted wardrobes and an ensuite shower room, accompanied by an additional double bedroom and a versatile family room/bedroom three, all serviced by the impeccably crafted family bathroom.

Venture outside to the private and expansive rear garden, a real sanctuary boasting a generous patio area, leading to a vast expanse of lawn with mature shrubs, hedging, and ornamental pond.

Convenience is key with ample driveway parking at the front, guiding you to the garage and a sizeable garden store. Gated side access seamlessly connects you to the rear garden for easy enjoyment of this outdoor space.





Ground Floor

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Approximate Gross Internal Area

Ground Floor = 100.8 sq m / 1085 sq ft

Garage / Store = 20.3 sq m / 218 sq ft

Total = 121.1 sq m / 1303 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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