



5 Katherine Close, Penn - HP10 8ET

Guide Price £900,000

 **TIM RUSS**
& Company



- Offered for sale with no onward chain is this immaculately presented detached family home situated at the end of a pleasant cul de sac on this popular development
- Walking distance of village amenities, regarded schools, transport links and picturesque common
- Benefiting from planning permission for a ground floor extension across the full width of the house

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.

Council Tax band: G

Tenure: Freehold

EPC Rating: C



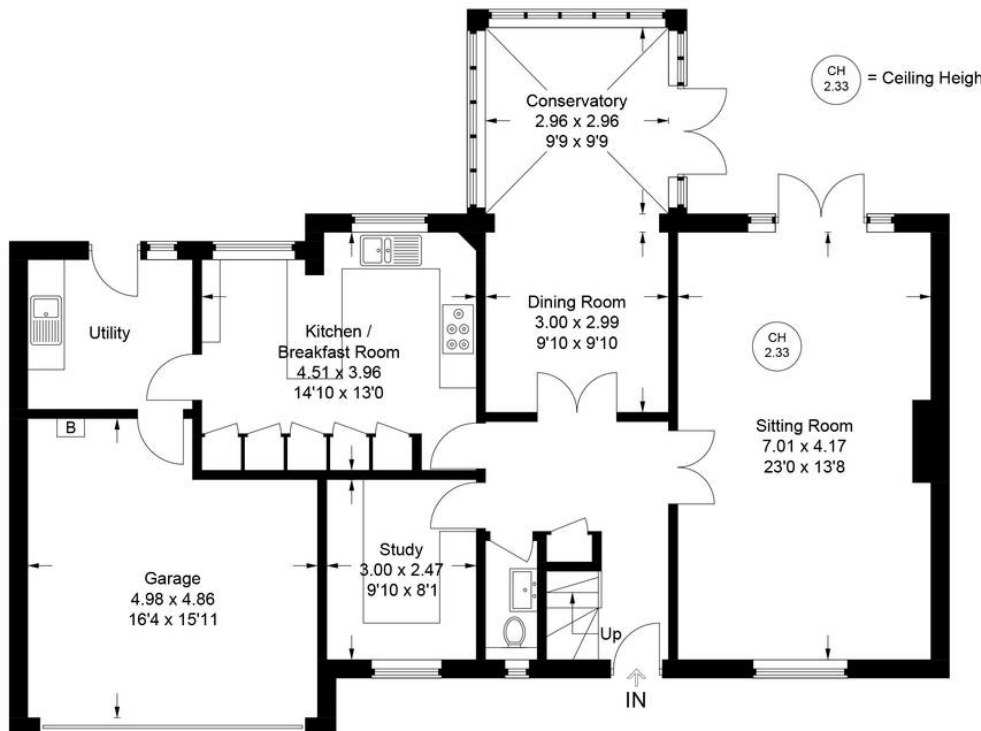
An exquisite opportunity awaits at this 4-bedroom detached house, proudly being brought to the market with no onward chain. Nestled at the end of a tranquil cul-de-sac within a sought-after development, this immaculate family abode offers comfort and convenience in equal measure. Boasting a prime location within walking distance of village amenities, top-rated schools, transport connections, and a charming common, this property is a haven for families seeking a harmonious blend of practicality and serenity.

The allure of this residence is further enhanced by its generous outdoor space, featuring planning permission for a ground floor extension that spans the width of the house. A well-appointed entrance hall leads to a spacious sitting room with a striking fireplace and access to the rear garden, while a dining/conservatory with double doors opening onto a terrace provides a seamless indoor-outdoor flow. The accommodation is rounded out by a study, a stylish kitchen/breakfast room with integrated appliances, and a separate utility room with convenient access to the integral garage.

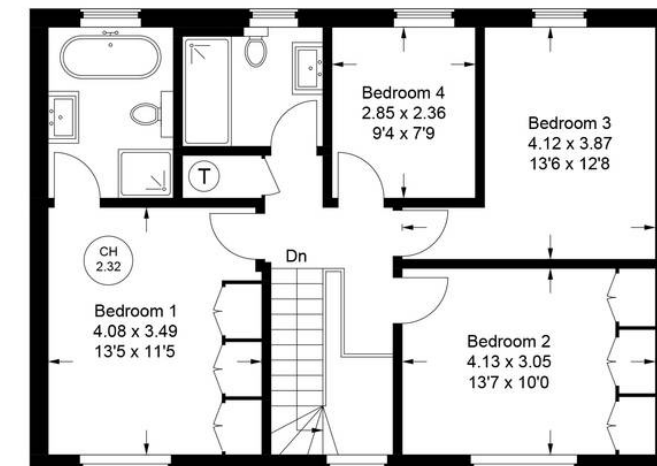
Upstairs, the main bedroom boasts fitted wardrobes and an elegant ensuite bathroom, complemented by three additional bedrooms - one with fitted wardrobes - all serviced by a modern family bathroom. Outside, a beautifully landscaped rear garden awaits, complete with a serene patio area, a garden shed, and lush greenery, creating a private oasis for relaxation and outdoor enjoyment.

N.B: Ground floor extension plans have previously been approved under Application No 24/06018/FUL.





Ground Floor



First Floor

5 Katherine Close, HP10 8ET

Approximate Gross Internal Area
Ground Floor = 116.7 sq m / 1256 sq ft
(Including Garage)
First Floor = 69.6 sq m / 749 sq ft
Total = 186.3 sq m / 2005 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

Tim Russ & Co, 5 Penn Road - HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

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