



7a Stretton Close, Penn - HP10 8EW
£800,000

 **TIM RUSS**
& Company



7a Stretton Close

Penn, High Wycombe

- Almost 1,800 SqFt
- No Onward Chain
- Three Good Sized Bedrooms
- Gated Development
- Bay Fronted Sitting Room
- Study
- Kitchen/Dining Room & Utility Room
- Cloakroom, Two Ensuites and Family Bathroom
- Garden and Parking

The property is situated just a short walk to Penn Common and duck pond, village shops, outstanding nursery and excellent first and middle schools. There is a handy commuter bus to Beaconsfield station with fast train just 26 minutes to Marylebone. 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. 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.



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Set within a small gated development, this beautifully presented home offers generous accommodation of almost 1800 sqft in a secure setting and no onward chain.

A covered porch opens into a welcoming hallway, setting the tone for the rest of the house. The main living space enjoys excellent natural light from the bay window at the front, with an attractive fireplace creating a cosy focal point. Sliding doors at the rear allow the space to flow easily into a generous study, offering flexibility for home working or additional living space.

The kitchen/diner forms the heart of the home and offers plenty of space for everyday family life. A separate utility room adds practical storage and secondary access, while the conservatory at the rear provides an additional area to relax or entertain throughout the year.

Upstairs, the bedrooms are well proportioned, with the two bedrooms benefiting from an en-suite, alongside a modern family bathroom.

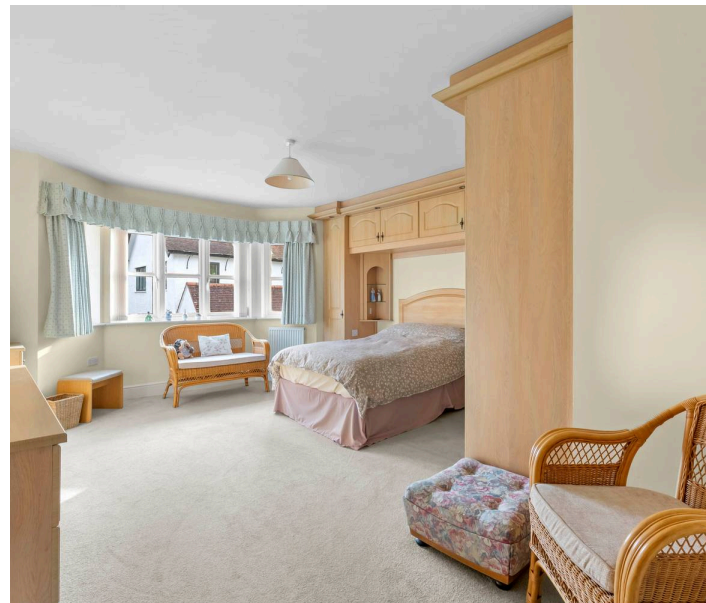
The rear garden feels private and secluded, mainly laid to lawn with a patio for outdoor dining, and residents also enjoy access to the communal grounds. Outside can be found off-street parking.

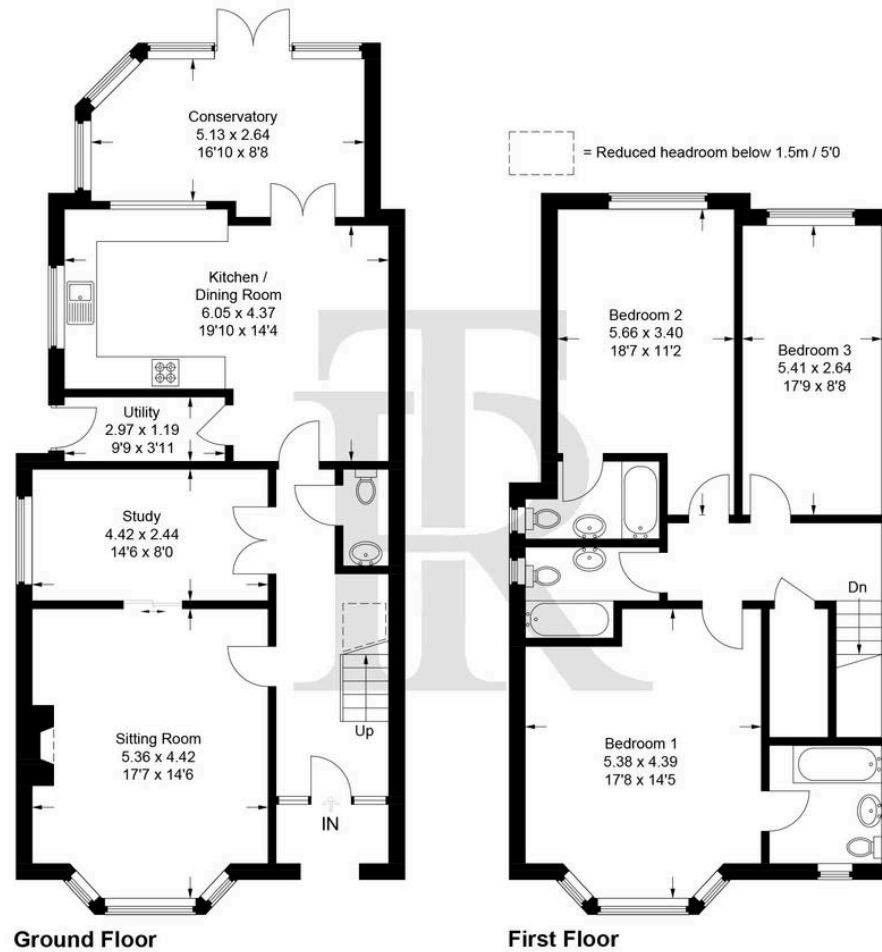
Please note. There is a site management charge of £113 per month.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





Approximate Gross Internal Area
 Ground Floor = 90.0 sq m / 969 sq ft
 First Floor = 77.0 sq m / 829 sq ft
 Total = 167.0 sq m / 1798 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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