



6 Cherry Tree Way, Penn - HP10 8DQ

Offers Over £435,000





- Set in a peaceful walkway setting, overlooking a delightful green is this extended end of terrace family home which presents an exciting opportunity to reconfigure and update to personal taste
- Walking distance to the desirable and highly regarded Tyler's Green schools, village green and duck pond, quaint country pubs, village shops and stunning countryside

The property is set in this desirable village location, just a short stroll to highly regarded schools, local shops, Penn Common and delightful woodland walks. It is within easy access to excellent public transport links, easy access of Hazlemere and the larger centres of High Wycombe and Beaconsfield with their excellent shopping and sporting facilities and main line trains giving easy access to London (25 mins by train from High Wycombe). Heathrow is approximately twenty minutes' drive away (about 16 miles) via M40 and M25. The property is within a short drive to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.

**Council Tax band: D / EPC Rating: C**

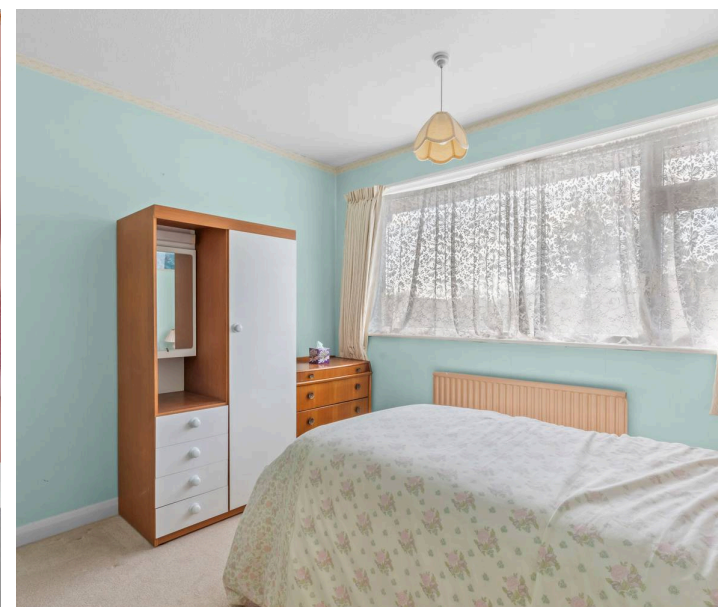
**Tenure: Freehold**

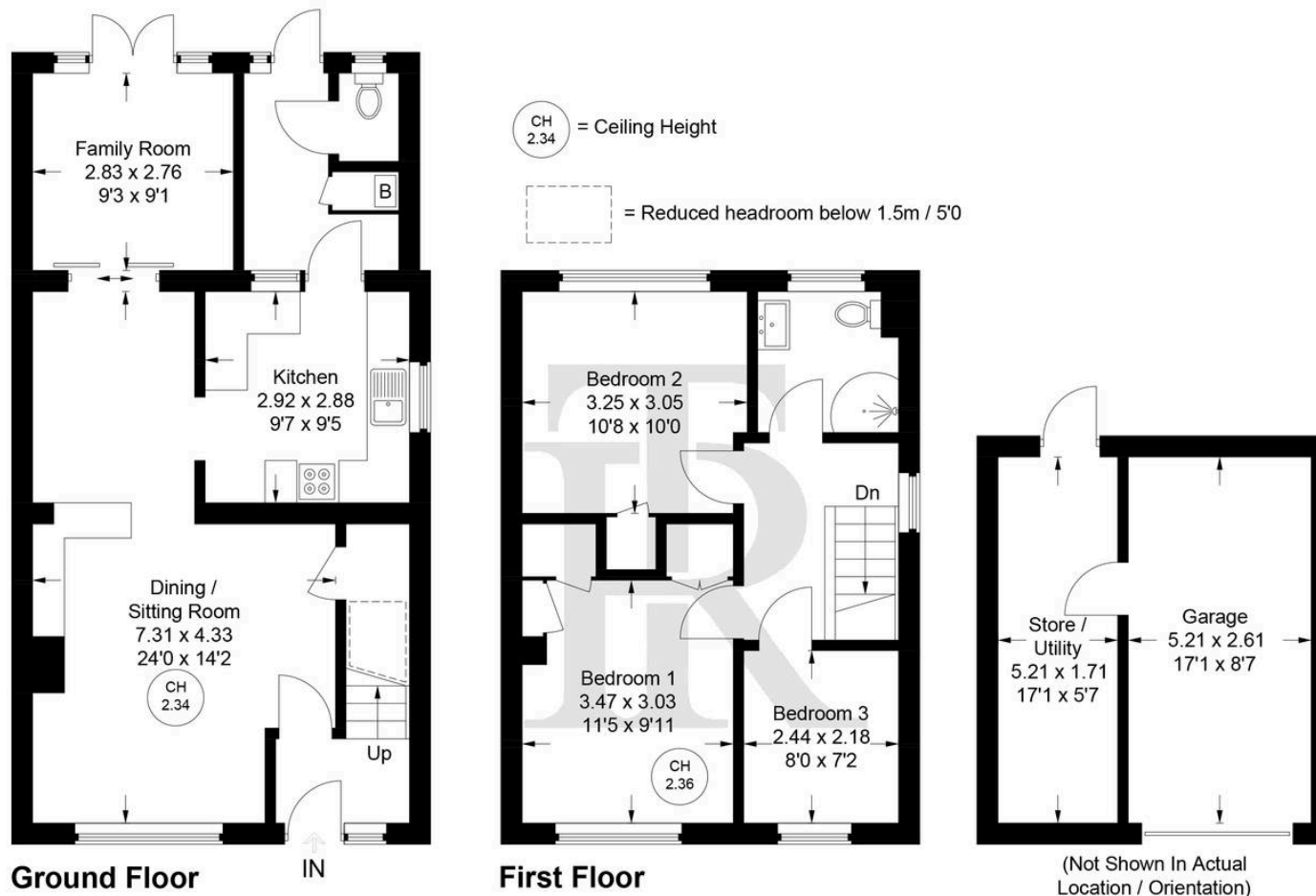


This well-proportioned three bedroom end of terrace house is set in a peaceful walkway, enjoying a delightful outlook over a green and offering a superb opportunity for families or those wishing to reconfigure and update a spacious home to their own personal taste. The property is ideally situated within walking distance of the highly regarded Tyler's Green schools, the village green and duck pond, charming country pubs, village shops and beautiful countryside, making it an enviable location for those seeking a blend of convenience and tranquillity.

Upon entering, you are welcomed by a generous sitting room featuring an understairs storage cupboard and a feature fire, which seamlessly opens into the dining room. The dining area connects to the kitchen and also benefits from sliding doors leading to a versatile family room, providing excellent space for entertaining or relaxing. A downstairs wc and a useful utility area add further practicality to the ground floor layout. Upstairs, the accommodation comprises two double bedrooms with built in cupboards, alongside a well-proportioned single bedroom, all served by a modern shower room.

To the rear, the property offers private driveway parking, accessed via a service road off Court Lawns, as well as a garage or store for additional storage needs. This attractive family home presents an exciting prospect for buyers looking to put their own stamp on a property in a sought-after village setting, with flexible living spaces and all essential amenities close at hand. Early viewing is highly recommended to fully appreciate the potential and lifestyle on offer.





## 6 Cherry Tree Way, HP10 8DQ

Approximate Gross Internal Area  
 Ground Floor = 56.9 sq m / 612 sq ft  
 First Floor = 40.4 sq m / 435 sq ft  
 Garage / Store = 23.3 sq m / 251 sq ft  
 Total = 120.6 sq m / 1298 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

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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