



Birchcroft St. Johns Close, Penn - HP10 8HX

Guide Price £950,000

 **TIM RUSS**
& Company



- Substantial five bedroom detached family home offering over 2600 sq ft of versatile living accommodation, ideal for multi generational living
- Set in a quiet, well regarded, private close near to village amenities, countryside walks and transport links

The picturesque village of Penn is known for its wide open common where residents often frequent the local café and delicatessen, village pond and its ancient woodlands being part of the Chilterns AONB; there are a number of excellent local shops, great village pubs, doctors' surgery, tennis, football and cricket clubs and the highly regarded Tylers Green First and Middle schools. The residents of Penn & Tylers Green benefit from the huge sense of community with many fun and entertaining functions that often take place on the local common throughout the year. Within close driving distance there are three train stations providing direct fast and frequent underground and mainline train services to London with the M40 and M25 easily reached from the village. The area is well known for the excellent grammar school system with both Beaconsfield High School (girls) and the Royal Grammar school (boys) within catchment.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E



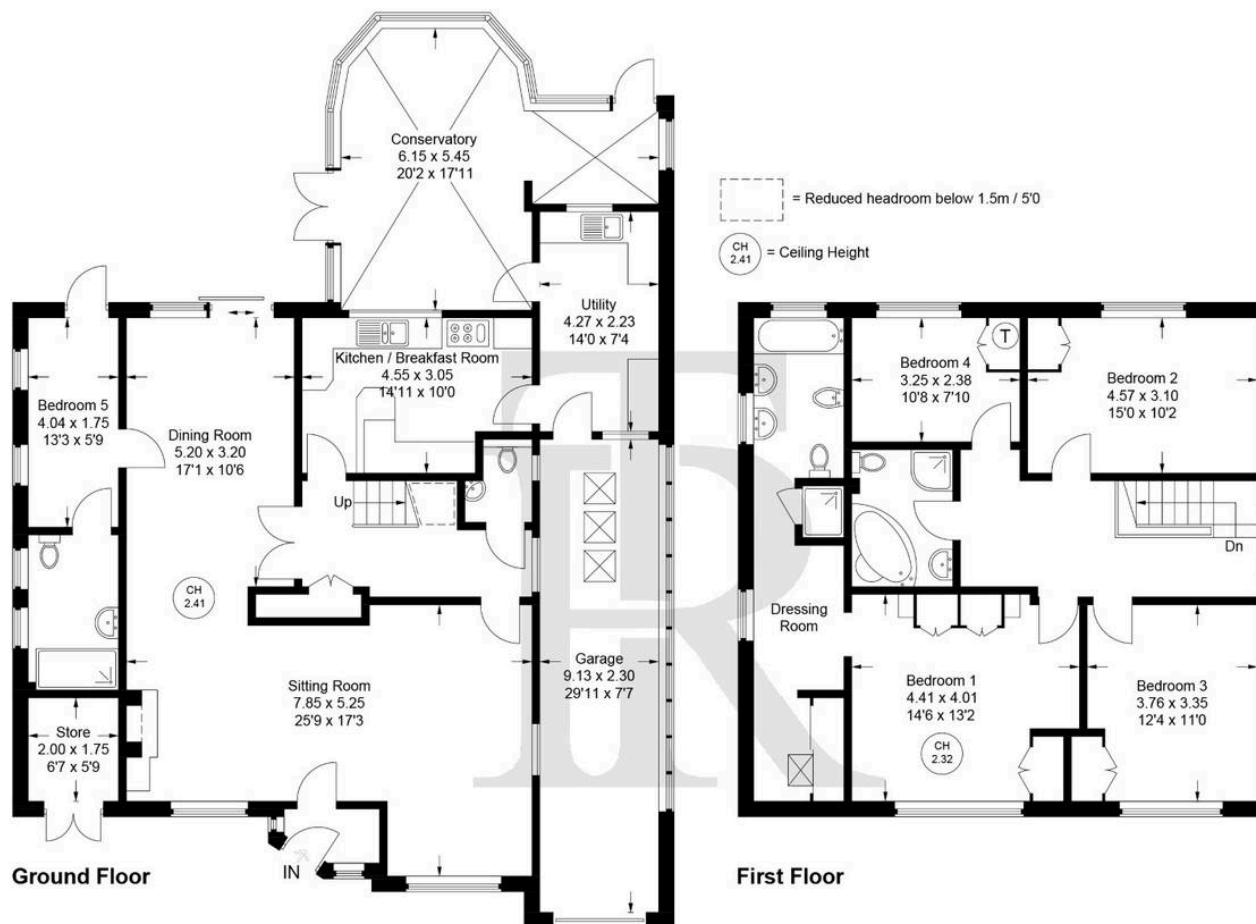
Brought to the open market for the very first time is this substantial five bedroom detached family home offering over 2,600 sq ft of versatile living accommodation, making it ideal for multi-generational living. Located in a quiet, well regarded private close near to village amenities, countryside walks, and convenient transport links. The property offers scope to reconfigure, update and extend subject to the usual consents.

Enter through the handmade mahogany front door which leads you to the bright and spacious sitting room leading to the dining room benefiting from sliding doors to the rear patio and offers direct access to bedroom five, which is complemented by its own ensuite shower room. The fitted kitchen is thoughtfully designed with a breakfast bar and enjoys a lovely garden view leading to the useful utility room with door to garden and door to integral tandem garage. The adjoining conservatory is filled with natural light and can be accessed both from the kitchen and the garden.

The principal bedroom suite boasts fitted wardrobes, a dressing room, and ensuite bathroom with a separate shower and a corner bath. Three further double bedrooms, each with fitted wardrobes, are served by a well-appointed family bathroom and large boarded loft space give further extension possibilities.

Additional features include a secluded, level, mature rear garden with multiple patio areas and beautiful shrub borders, spacious in and out driveway providing ample off-road parking leading to the integral tandem garage with electric door.





Birchcroft, St. Johns Close, HP10 8HX

Approximate Gross Internal Area (Including Garage)

Ground Floor = 151.6 sq m / 1632 sq ft

First Floor = 91.2 sq m / 982 sq ft

Store = 3.7 sq m / 40 sq ft

Total = 246.5 sq m / 2654 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.



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