



77 Coppice Farm Road, Penn - HP10 8AH

Guide Price £800,000

TR TIM RUSS
& Company



- Offered for sale with no onward chain is this individual five bedroom detached family home offering versatile accommodation in need of updating in this popular village location
- Walking distance to both Tylers Green & Manor Farm schools, local shops, transport links, woodland walks, Tylers Green Common and delightful country public houses

The property is located a short walk to Ashley Drive Park and highly regarded Tylers Green and 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.



Offered for sale with no onward chain, this individual five bedroom detached family home presents a rare opportunity to acquire a spacious and versatile property in the heart of a popular village location. The house is within walking distance of both Tylers Green and Manor Farm schools, local shops, convenient transport links, woodland walks, Tylers Green Common and charming country public houses.

The accommodation, which would benefit from updating, begins with a welcoming entrance hall featuring understairs storage and access to a generous family room. The impressive 24ft sitting/dining room offers ample space with French doors providing a seamless connection to the rear. The kitchen is designed with an island, complemented by an 18ft kitchen/breakfast room that provides space for informal dining and family gatherings. Practical features include a utility room, a downstairs cloakroom and a dedicated study.

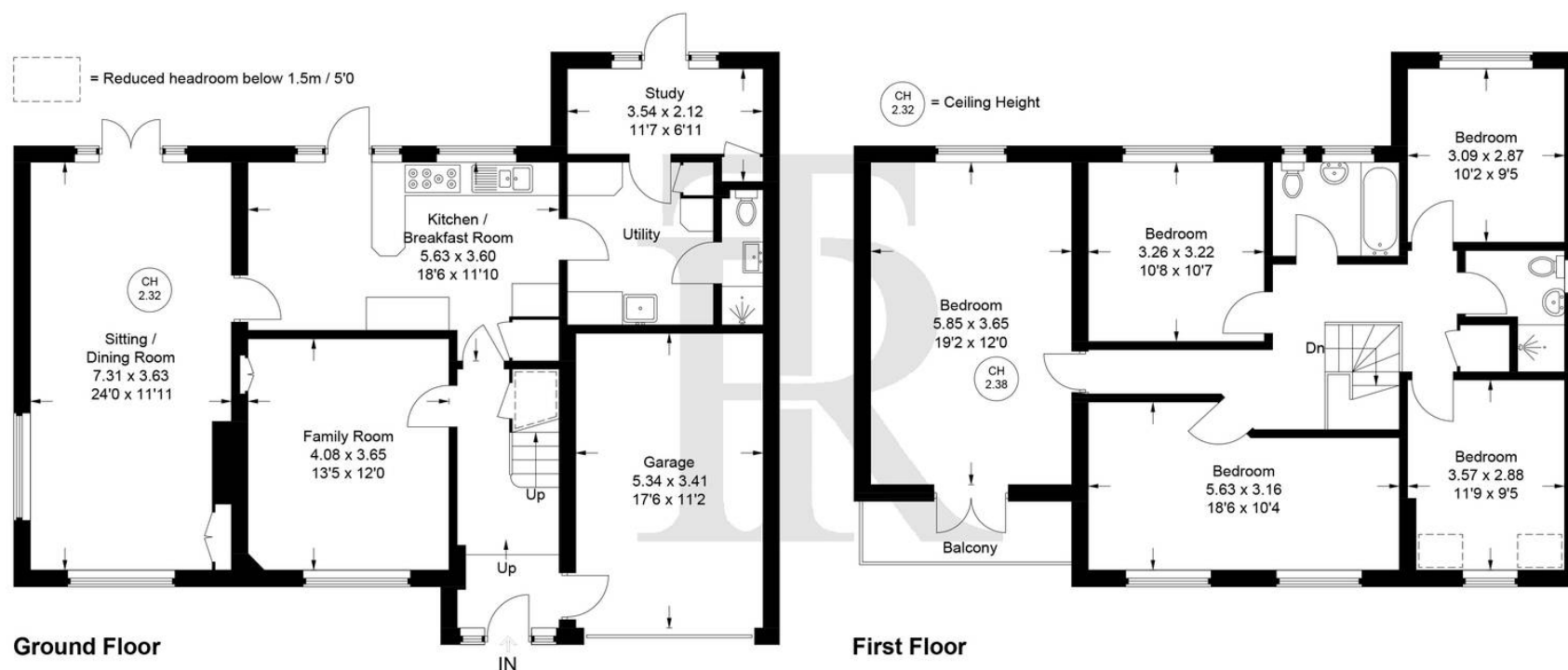
Upstairs, the 19ft main bedroom enjoys a front facing balcony, while four further well-proportioned bedrooms are served by the choice of a family shower room or a separate bathroom. To the front of the property, an in and out driveway provides convenient parking and leads to a large integral garage.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D





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Approximate Gross Internal Area
Ground Floor = 110.8 sq m / 1193 sq ft
(Including Garage)

First Floor = 92.2 sq m / 992 sq ft

Total = 203.0 sq m / 2185 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.



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