

JNP



21 New Road, Penn, High Wycombe, Buckinghamshire, HP10 8DL

Asking price £550,000 *Freehold*

A Spacious Three/Four Bedroom Detached Chalet Bungalow Situated In The Popular Village Of Penn

- Entrance Hall
- Large Sitting Room
- Conservatory
- Kitchen/Breakfast Room & Lean To
- Family Bathroom & Separate WC
- Dining Room/Bedroom
- Further Downstairs Bedroom
- Two Bedrooms To The First Floor
- Private Rear Garden
- Driveway Parking For Several Cars
- Backing Onto Tylers Green Common
- Highly Popular Location
- Close To Local Schools & Amenities
- EPC: E



This detached chalet bungalow offers flexible accommodation and is within the catchment of the highly regarded Tyers Green First and Middle schools. The accommodation comprises; an entrance hallway with access to the light and airy sitting room enjoying an attractive fireplace and sliding doors leading onto the conservatory. The conservatory has tiled flooring and double French doors which lead out onto an area of decking. Also off the hallway is access to the kitchen/breakfast room which is fitted in matching wall and base units with space for appliances and door access to the cloakroom and lean-to. There are two further bedrooms to the ground floor although one could be used as a dining room and also a four-piece family bathroom. On the first floor, there are two good size bedrooms which both overlook the enclosed rear garden.

Outside, the private rear garden comprises; a decking area, a patio area, and an area of lawn that backs onto the Tyers Green Common. The garden leads to a gate and a further area which

could be incorporated into the main garden or used for parking for up to 6 six cars. Alternatively, this could be used to house a garage/office (subject to all necessary consents). To the rear of the property, there is a large area of patio with outside lighting, two useful garden sheds and access via a secure gate into the woodland leading to local shops and pubs.

Penn offers many local amenities plus Tyers Green First and Middle Schools, woodland walks and a small local shopping parade. For the commuter to London, rail links can be found at the nearby towns of Beaconsfield, High Wycombe and Amersham (which also benefits from the Metropolitan Line) and the M40 (Junction 3a, Loudwater) being approximately three miles distance.

Freehold Notes

The property offers a potential rental income of £1850.00 PCM. Council Tax band F. EPC band E.

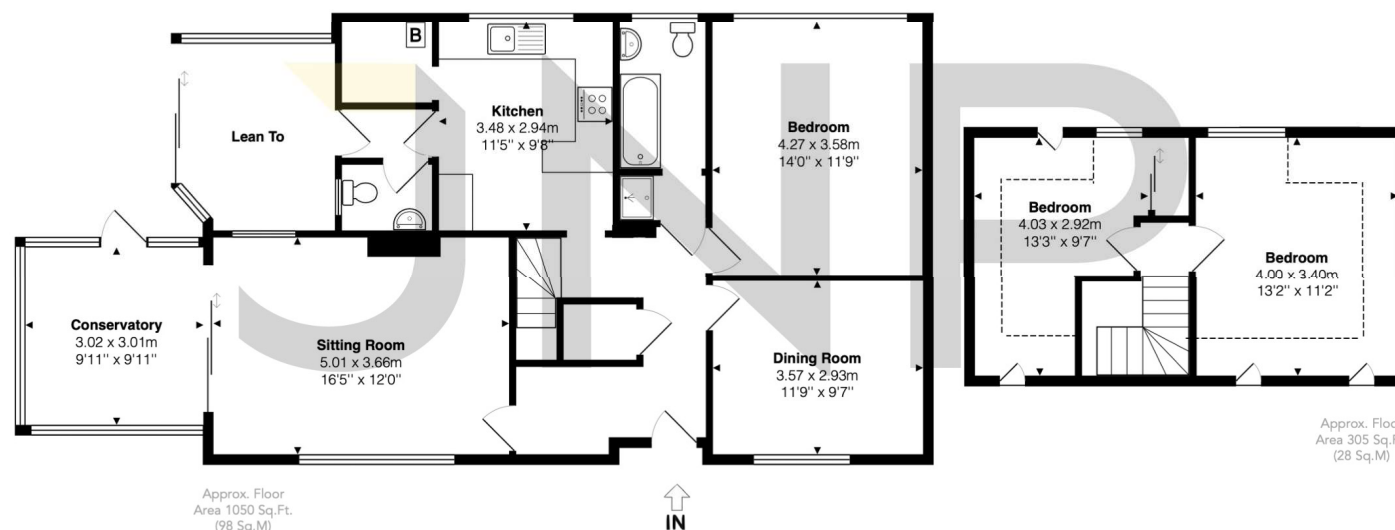
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AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 126 SqM (1355 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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