



ST JOHNS ROAD, PENN, BUCKINGHAMSHIRE, HP10 8HW

**Winkworth**

**2 ST JOHNS ROAD, PENN,  
BUCKINGHAMSHIRE, HP10 8HW**

**AN IMMACULATELY PRESENTED FIVE BEDROOM  
HOME OF 2,716 SQ FT OVER TWO FLOORS,  
IDEALLY LOCATED ALONG ONE OF PENN'S  
MOST SOUGHT AFTER ROADS**

- Five double bedrooms (master with dressing room)
- Three reception rooms including 30ft kitchen family room
- Three bath/shower rooms
- Set over two floors
- Garage and ample off-street parking
- Private enclosed lawned garden
- Ideally located for local schools and woodland walks
- EPC C

This deceptively spacious home along a premier residential road has been carefully extended and renovated to provide an abundance of flexible living and bedroom accommodation in immaculate condition. The property is accessed via an entrance hall flooded with light. Immediately to the left is the study and utility room. The sitting room, to the rear of the house, benefits from double aspect doors opening onto the rear garden. The 30ft kitchen breakfast/family room is most definitely the heart of the home. The contemporary fitted kitchen, Silestone worktops and integrated appliances, sit alongside a large family area with ample space for dining table and relaxed seating, a roof lantern and direct access onto the garden. Also on ground floor level are three bedrooms each with built-in wardrobes one with en-suite shower room along with a contemporary family bathroom.

The stunning master bedroom is on first floor level with large velux windows, a seating area, separate dressing room and beautifully fitted en-suite shower room. There is also a fifth bedroom on this floor with eaves storage.

**£975,000 FREEHOLD**



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## GARDEN

To the front of the property, a large driveway offers parking for several cars and leads to an integral garage. The rear garden has been mainly laid with a pretty raised decking area providing the ideal spot for al-fresco entertaining. The low maintenance garden is enclosed by panel fencing while shrubs and a pond provide colour and interest.

## LOCATION

St Johns Road is a popular residential street with easy access to the local amenities including a local shop and several pubs/gastropubs. More comprehensive amenities can be found in nearby Beaconsfield and High Wycombe where there are direct railway links to London (Marylebone) from just 22 minutes. The M40 and M25 provide further links into London, the motorway network and Heathrow.

The property is in catchment for the popular Tyler's Green First and Middle schools. The selective grammar school system with schools both in Beaconsfield and High Wycombe are also highly regarded.



Approximate Gross Internal Area  
 Ground Floor = 174.1 sq m / 1874 sq ft (Including Garage)  
 First Floor = 78.4 sq m / 843 sq ft (Excluding Eaves Store)  
 Total = 252.4 sq m / 2716 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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