



Estate Agents  
**Hurst**

**16 The Larchlands, Penn, Buckinghamshire, HP10 8AB**  
**Offers In Excess Of £700,000**

# 16 The Larchlands, Penn, Buckinghamshire, HP10 8AB

Conveniently located close to local shops and amenities, this attractive family home is also within catchment for Tylers Green First and Middle Schools, along with several highly regarded grammar schools. The accommodation is accessed via a welcoming entrance hall, with a study and cloakroom/WC positioned either side. The hallway leads through to a spacious dining hall with useful under-stairs storage. The generous sitting room features a contemporary gas fireplace, a large picture window overlooking the garden and sliding doors providing direct access to the rear terrace.

The L-shaped kitchen/breakfast room is fitted with a comprehensive range of wall and base units and includes an integrated fridge/freezer, double oven, dishwasher, five-ringed gas hob and extractor hood. There is additional space for a washing machine and freestanding fridge/freezer, with doors providing access to both the front and rear of the property.

Upstairs, the principal bedroom benefits from fitted wardrobes and attractive views across open fields. Bedroom two is a good-sized double, while bedrooms three and four are comfortable singles, with bedroom three also offering eaves storage. The recently refitted family bathroom features a modern white suite with twin wash basins, P-shaped bath, Aqualisa power shower, WC and heated towel rail.

Outside, a long private driveway provides parking for several vehicles and leads to a covered carport framed by mature wisteria. The south-facing rear garden enjoys a raised decked seating area, level lawn, seasonal planting, summer house and garden shed.

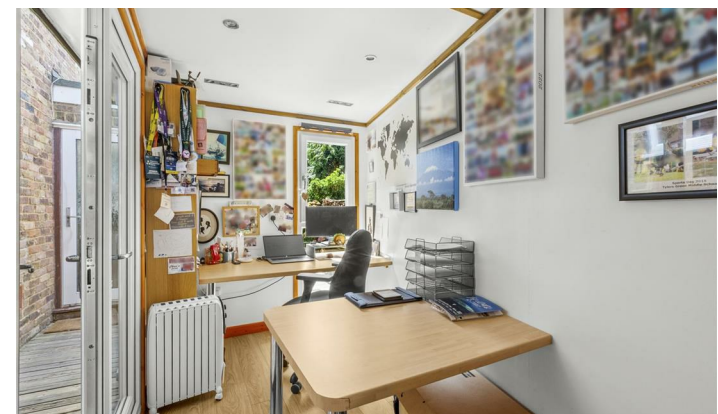
A detached garden office with power, lighting and wired internet connection creates an ideal work-from-home space.

Penn is a sought-after Buckinghamshire village surrounded by Chiltern countryside, offering local shops, cafés, traditional pubs and excellent transport links via nearby Beaconsfield and High Wycombe, including direct rail services to London Marylebone. There is no onward chain.

## **QUIET TUCKED AWAY AND CENTRAL VILLAGE LOCATION**

**DECEPTIVELY SPACIOUS FAMILY HOME  
HOME OFFICE AND LARGE DECKING AREA  
MODERN FITTED KITCHEN/BREAKFAST ROOM  
THERE IS NO ONWARD CHAIN  
THREE RECEPTION ROOMS  
INTERNAL VIEWING ADVISED  
CLOSE PROXIMITY TO VILLAGE GREEN  
WALKING DISTANCE OF LOCAL SCHOOLS  
PRIVATE AND SECLUDED REAR GARDEN**





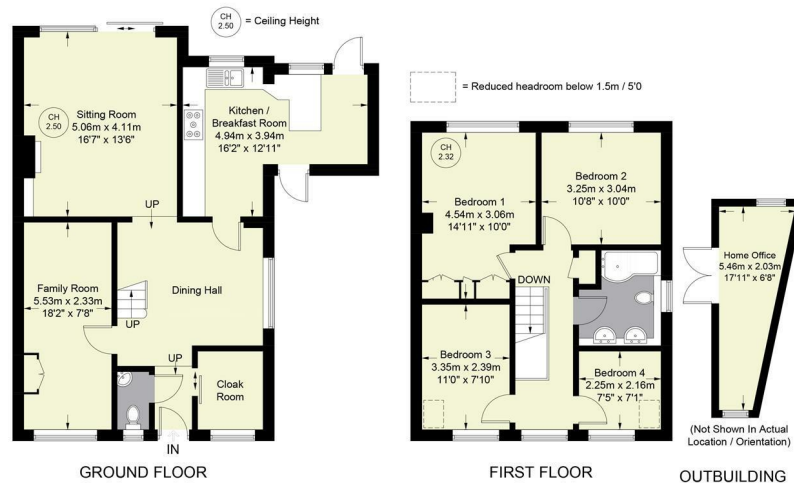


### The Larchlands

Approximate Gross Internal Area  
 Ground Floor = 785 sq ft / 72.9 sq m  
 First Floor = 548 sq ft / 50.9 sq m  
 Outbuilding = 86 sq ft / 8.0 sq m  
 Total = 1419 sq ft / 131.8 sq m



EPC: null



Floor Plan produced for Hursts 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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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