



**Keegan White**  
ESTATE AGENTS

11 The Lawns | £550,000





## Features

- No Onward Chain
- Large Kitchen
- Separate Utility Room
- Guest Cloak Room
- Garage
- Needs Refurbishing

The front door opens into the hallway that has stairs rising to first floor and under stairs storage. A door leads into the sitting room that has windows to front aspect and a feature fireplace. An archway leads into the dining room that has patio doors that lead out to the back garden. Adjacent to this is a large kitchen, which although functional, will benefit from being refitted. To the rear is a small utility room and the guest cloakroom. The first floor landing has window to side aspect and loft access. The three bedrooms

are of a good size (even the 3rd bedroom!), and there's a dated bathroom with airing cupboard, and a separate WC. Externally, there is driveway parking and a single garage that also houses the boiler, along with a small lawned garden, and side access to the rear garden. This is particularly large and has fencing to borders. Please note, that some of the fencing is in need of replacing, which the new owner will need to attend to.





Penn is a small village in the Chilterns with a tight-knit community with local shops, public houses and a number of good local schools. The area is ideal for outdoor enthusiasts, with miles of public footpaths, and bridal ways within a designated area of outstanding natural beauty. The area is also ideal for commuters with access to London Underground via Amersham, or by rail at Beaconsfield, or High Wycombe. For road commuters, the M40 is around 5 miles away, giving access to Oxford to the west, and to the east is the M25 motorway network, and Heathrow Airport.

Additional Information to be verified by solicitor:

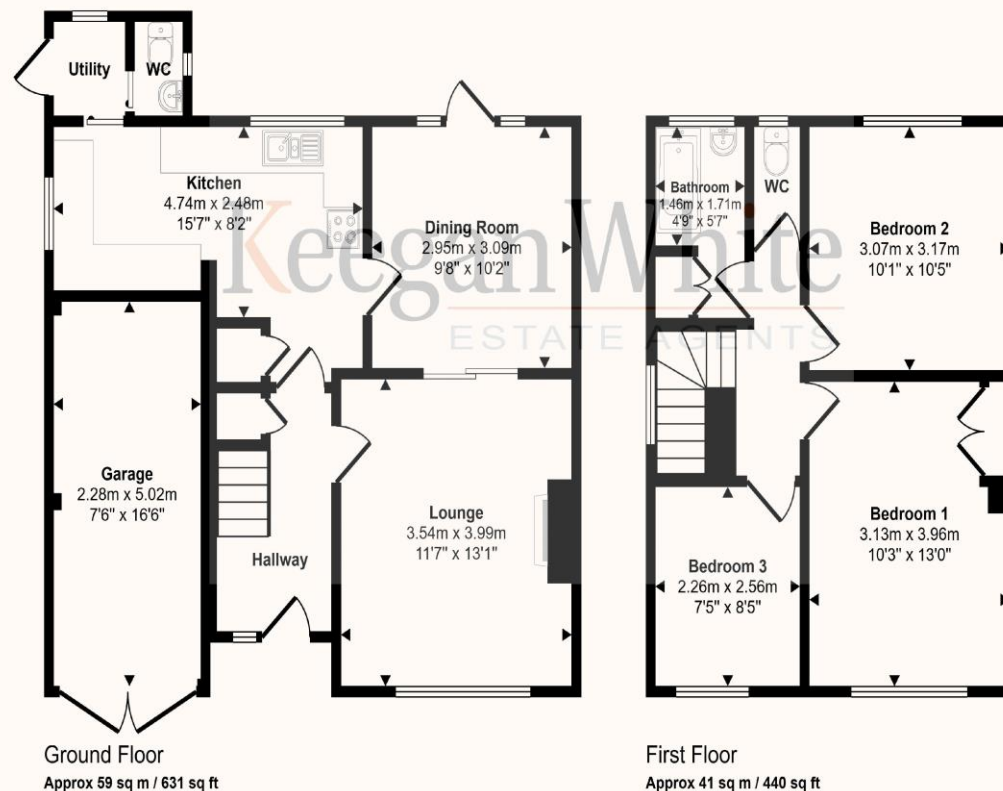
Council Tax: Band E  
Energy Performance Rating: EPC D (64)  
No Onward Chain  
Gas Central Heating







Approx Gross Internal Area  
99 sq m / 1071 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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