



4 Clayfields, Penn - HP10 8AT

Guide Price £675,000





## 4 Clayfields

Penn, High Wycombe

- Set on a south facing corner plot
- Situated in a popular cul de sac location
- Recently refitted kitchen/breakfast room
- Principal bedroom with newly updated ensuite and fitted wardrobes
- Delightful landscaped rear garden

Hazlemere/Penn is conveniently located between High Wycombe and Amersham offering excellent commuter links into London. Within a short walk is a local parade of shops. Restaurants can be found on Hazlemere Crossroads and at Park Parade there a wider range of amenities. The property is in walking distance of Manor Farm schools, a car ride away you have the options of The Royal Grammar School & John Hampden Grammar School (for boys), Beaconsfield High School and Wycombe High School (for girls). For recreation there are two local parks nearby. Hazlemere, Penn and the surrounding area offers a wide variety of leisure and entertainment facilities including Wycombe Swan Theatre, the swimming pool and multi sports centre on Marlow Hill in High Wycombe. There are also a number of both private and public golf courses in the area and tennis, football and rugby clubs close by.



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This beautifully presented four bedroom detached family home on a south-facing corner plot, boasts a recently refitted kitchen/breakfast room complete with Granite worktops, a fitted double oven with a warming drawer, a gas hob and a selection of integrated appliances. The adjoining breakfast room connects seamlessly to the sitting room which houses a feature fireplace alongside sliding doors leading to a light-filled conservatory. Also on the ground floor you will find the separate dining room which could easily be used as a family room.

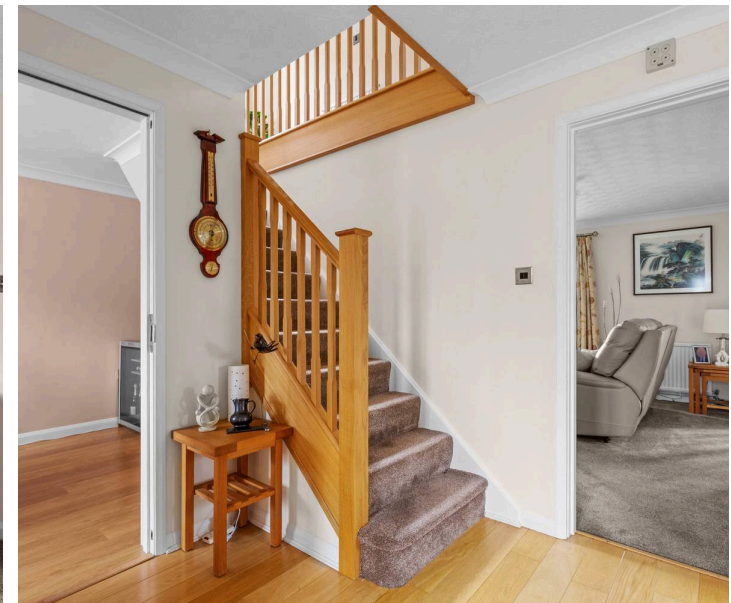
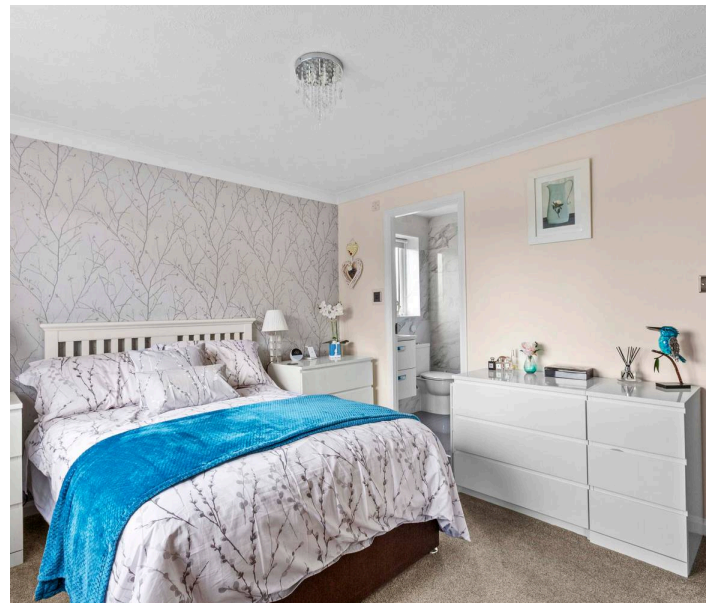
Upstairs, the principal bedroom benefits from a newly updated ensuite shower room and fitted wardrobes, while three further double bedrooms are served by a well-appointed and updated family bathroom.

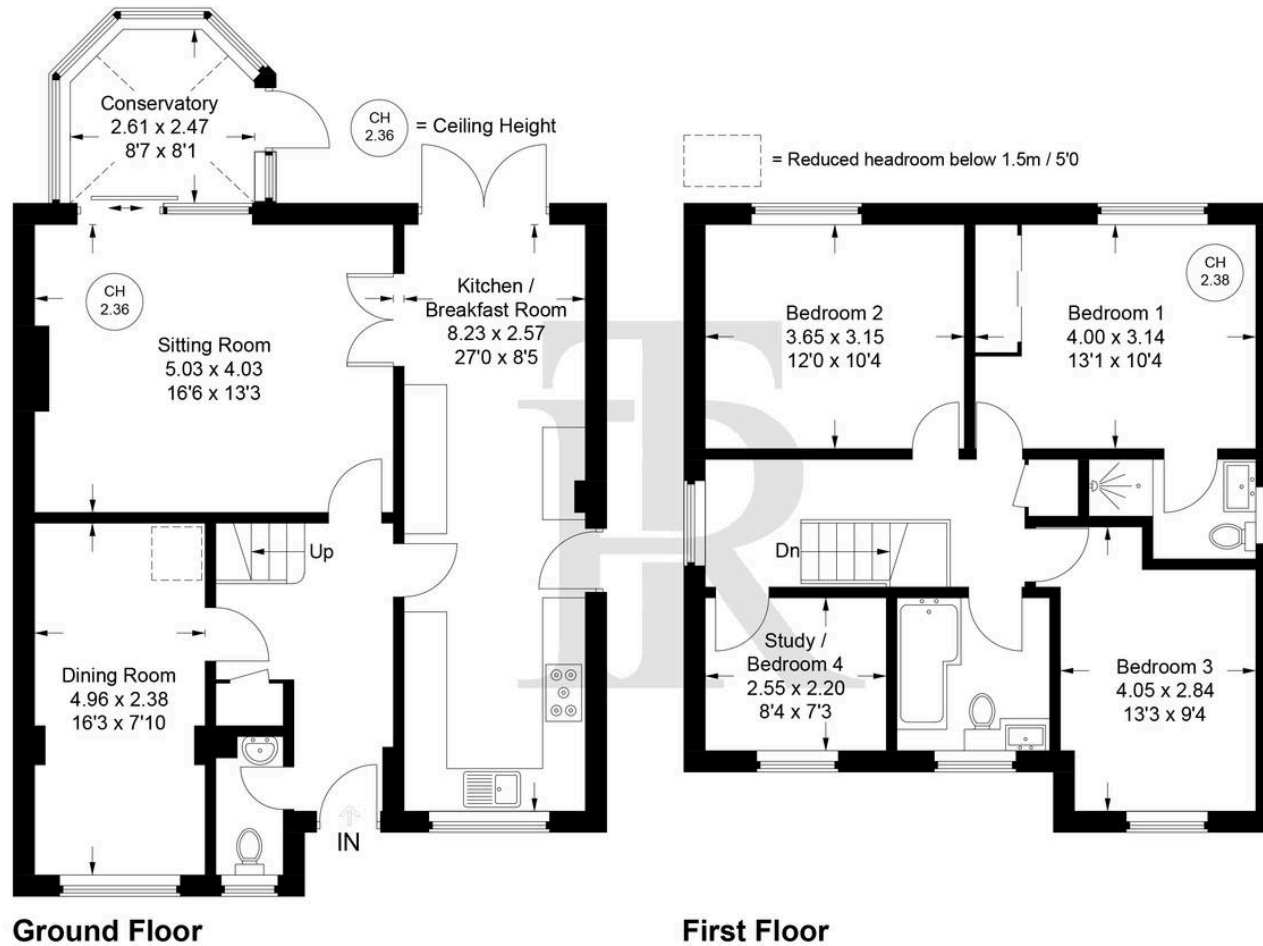
Outside, there is a landscaped rear garden with a large patio area leading to a level lawn and flanked by mature flower borders. To the front, a spacious driveway provides parking for up to four vehicles with an electric vehicle charging point and gated access to the rear garden.

**Council Tax band: F**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**





### 4 Clayfields, Penn, HP10 8AT

Approximate Gross Internal Area  
 Ground Floor = 74.3 sq m / 800 sq ft  
 First Floor = 59.5 sq m / 640 sq ft  
 Total = 133.8 sq m / 1440 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.  
 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.



## Tim Russ and Company

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