



3 Clayfields, Penn, High Wycombe, Buckinghamshire, HP10 8AT

Asking Price | £595,000

## Property Features

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- Well Maintained Detached Family Home
- Catchment of Popular Schooling
- 4 Generous Bedrooms
- Large Living Room with Log Burner
- Modern Kitchen/Breakfast Room
- Home Office/Conservatory
- Modern Bathroom and Cloakroom
- Enclosed Rear Gardens
- Driveway Parking and Single Garage
- EPC 69C / Council Tax Band F

## Full Description

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Located in the desirable village of Penn, this beautifully maintained four-bedroom property offers an exceptional opportunity for families seeking comfort, convenience, and excellent local amenities.

The home boasts a spacious and inviting Living Room complete with a cozy log burner, perfect for relaxing on cooler evenings. To the rear of the property, a delightful Kitchen/Breakfast Room awaits, featuring modern fitted appliances and doors that open onto the secure rear garden. This outdoor space is enclosed by fencing, ensuring privacy and peace of mind. The patio area provides an ideal spot for alfresco dining and entertaining.

The conservatory has been thoughtfully converted into a practical home office, providing a quiet space to work from home. This room also offers direct access to the single garage.

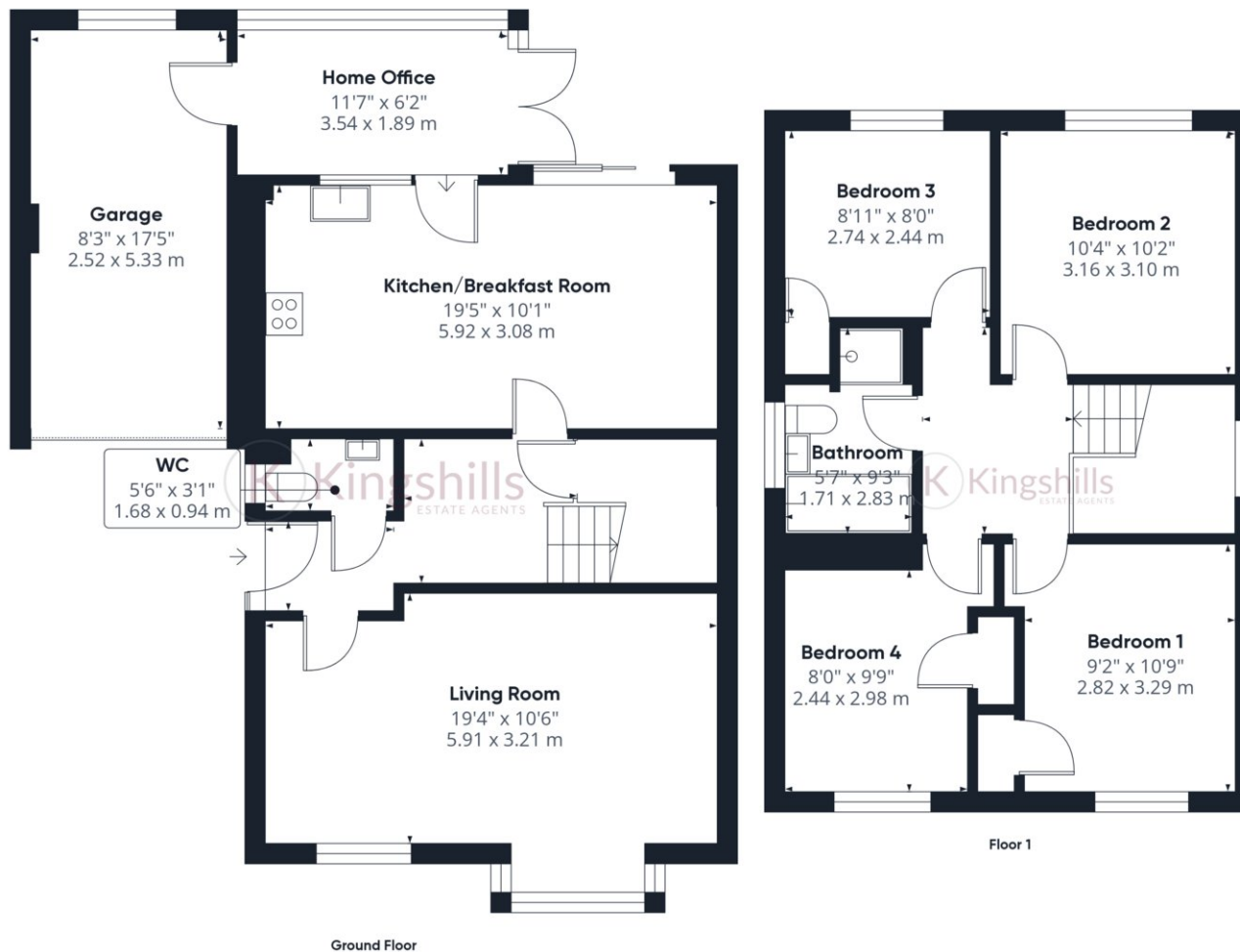
On the first floor, you will find four generously sized bedrooms, all designed to provide comfort and flexibility for family living. The modern family bathroom is equipped with a separate shower cubicle, ensuring convenience for busy households.

To the front of the property, there is ample parking for multiple vehicles, along with a driveway that leads to the garage.

This exceptional property combines modern living with idyllic surroundings, making it an ideal choice for families seeking a home in the heart of Penn.







Approximate total area<sup>m</sup>  
1240.75 ft<sup>2</sup>  
115.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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