



9 Clayfields, Penn, High Wycombe - HP10 8AT

Offers Over £700,000

 **TIM RUSS**  
& Company





## 9 Clayfields

Penn

- Situated in a highly regarded cul de sac location, easy access to local shops, excellent schools and transport links
- Extended and lovingly updated by the current owners, this four bedroom detached family home must be seen to be appreciated

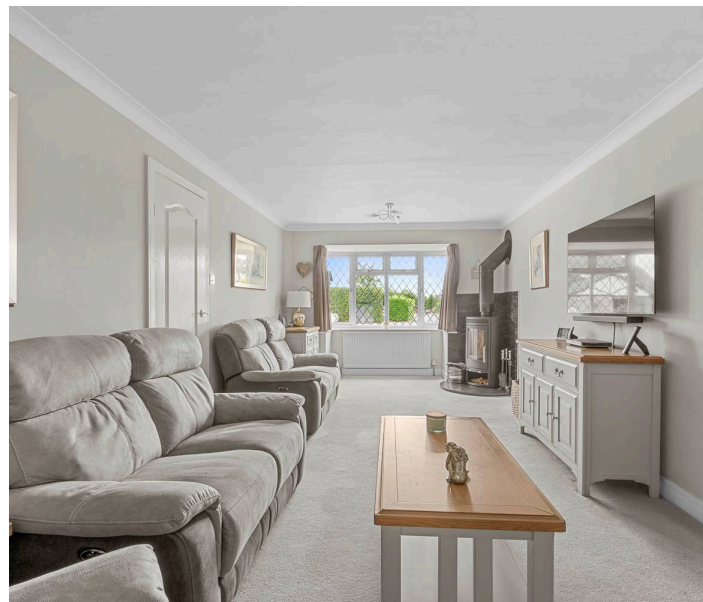
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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 from 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 the Swan Theatre, the swimming pool and multi sports centre in High Wycombe.





## 9 Clayfields

Penn

Step inside the welcoming entrance hall, boasting a large storage cupboard and refitted cloakroom, which sets the tone for the rest of the home. The generous bay windowed sitting room, complemented by a feature wood-burning stove and double doors leading to the beautifully appointed L-shape kitchen/dining room, forms the heart of the house. The kitchen itself is a chef's delight, complete with a range of base and eye level units, integrated appliances, an island, wood-burning stove, utility area, and two sets of double doors opening up to the rear garden.

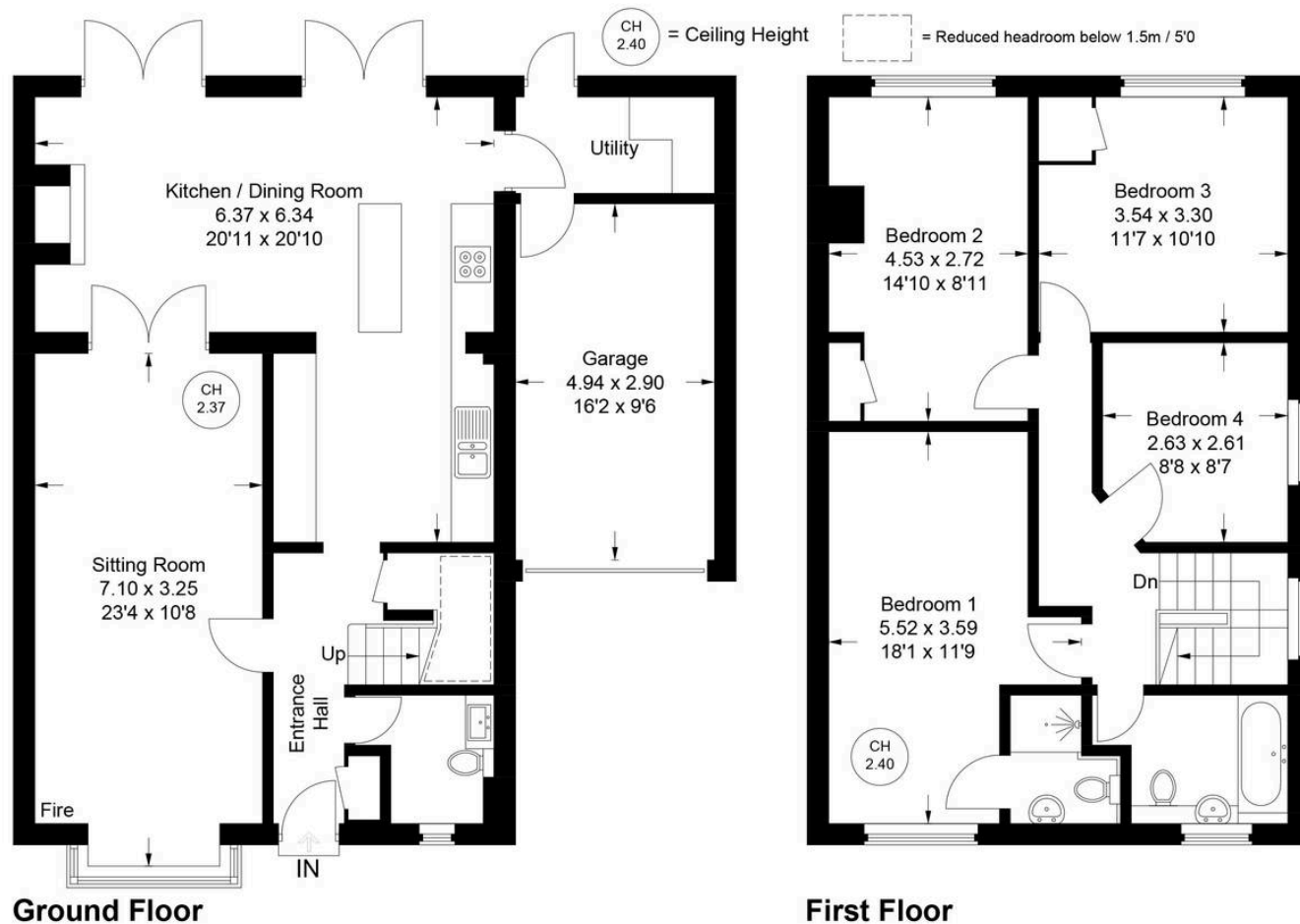
The principal bedroom suite, accompanied by an ensuite shower room, provides a peaceful retreat, while two additional bedrooms and a generous single room are served by the well-appointed family bathroom.

Outside, the level and easy to maintain rear garden features a patio terrace and an area of lawn enclosed by timber fencing. There is also an outhouse offering additional storage space for your outdoor equipment and tools.

Ample driveway parking leading to the garage completes this exceptional family home.







## 9 Clayfields, HP10 8AT

Approximate Gross Internal Area (Including Garage)

Ground Floor = 87.8 sq m / 945 sq ft

First Floor = 65.8 sq m / 708 sq ft

Total = 153.6 sq m / 1653 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

5 Penn Road, Hazlemere, Buckinghamshire - HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.  
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
For more information please visit our website.

