



3 Oaktree Close, Penn, High Wycombe, Buckinghamshire, HP10 8BW



Asking Price | £630,000

## Property Features

- Detached Family Home
- Catchment of Highly Regarded Schools
- Cul-De-Sac Location
- 4 Generous Bedrooms
- Living/Dining Room
- Modern open plan Kitchen/Breakfast room
- Family Room
- 2 Bathrooms (ensuite to Principal Bedroom)
- Parking to the front
- EPC 67D / Council Tax Band F



## Full Description

Situated halfway down a sought-after cul-de-sac, 3 Oaktree Close offers an excellent opportunity to acquire a well-presented and extended detached home in the heart of Tylers Green. Ideally positioned within walking distance of local shops and within the catchment area for highly regarded schools, this property is perfect for families looking for both convenience and quality education.

Upon entering, you are welcomed by an entrance porch and hallway, leading into a bright and spacious double-aspect living/dining room, ideal for entertaining or relaxing with the family. The modern kitchen/breakfast room is a standout feature, boasting sleek fitted appliances, stylish stone worktops, and double doors that open onto the rear garden—creating a seamless indoor-outdoor living experience.

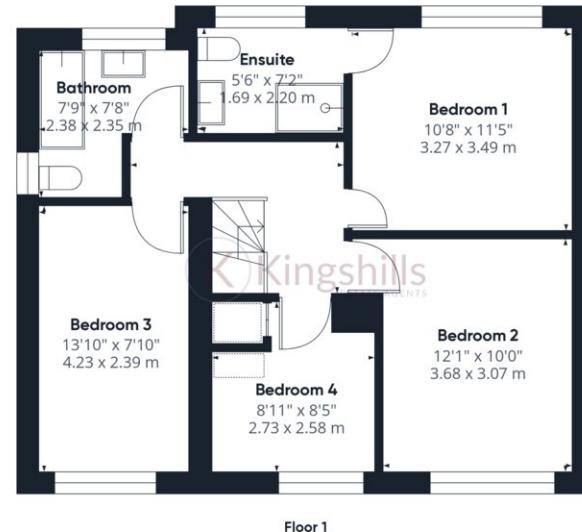
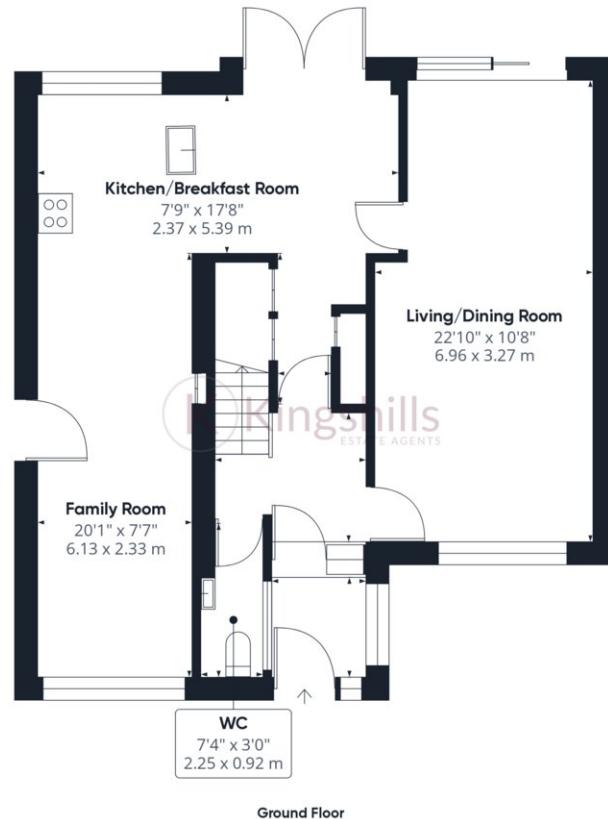
The first floor comprises four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room. The remaining three bedrooms are served by a contemporary family bathroom.

Externally, the generous rear garden is enclosed by hedging and fencing, offering a private and tranquil space, complete with a patio area for outdoor dining. To the front, the property benefits from ample driveway parking for multiple vehicles.

Families will appreciate the property's prime catchment area, with access to Tylers Green First and Middle Schools, both highly regarded for their strong academic performance and nurturing environment. For those considering selective education, Tylers Green is within reach of some of Buckinghamshire's top-performing grammar schools, including Dr. Challoner's Grammar School (Boys) in Amersham, Dr. Challoner's High School (Girls) in Little Chalfont, Royal Grammar School (Boys) in High Wycombe & Wycombe High School (Girls) in High Wycombe. These schools consistently achieve excellent results, making the area highly desirable for families seeking outstanding education.







Approximate total area<sup>(1)</sup>

1253.79 ft<sup>2</sup>  
 116.48 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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