



32 Wheeler Avenue  
Penn

**TIM RUSS**  
& COMPANY



## 32 Wheeler Avenue Penn, Bucks, HP10 8EB

Offered for sale with no onward chain is this light and airy five-bedroom family home, offering approx. 2500 sq ft of accommodation, situated at the end of this no through road, just a short stroll to excellent first and middle schools and village amenities.

**£995,000**



## The Property

Situated in this ever popular location within the heart of Penn village, enjoying a pleasant outlook overlooking mature gardens, is this beautifully presented and deceptively spacious family home.

The bright and spacious accommodation is arranged over three floors and offers tremendous scope to extend and reconfigure on the ground floor, subject to the usual planning consents.

The accommodation in brief comprises of welcoming entrance hall, downstairs cloakroom, integral door to double garage with utility area at the rear, kitchen/breakfast room offering a range of base and eye level units with integrated appliances and side door to garden, bay windowed dining room, generous size sitting room with wood burning stove and patio doors to spacious conservatory with doors to rear garden.

To the first floor you have the principal suite with newly fitted wardrobes and ensuite bathroom, three further double bedrooms served by the refitted shower room.

To the second floor you can find the guest suite comprising of a double bedroom with walk in store cupboard, separate shower room and study. This could ideally work for multi-generational living.

## Outside

To the front of the property is ample driveway parking leading to an integral double garage. To the rear garden enjoys a westerly aspect and offers a generous patio/seating area ideal for al-fresco dining leading onto a private area of lawn surrounded by mature shrubs and trees offering a high degree of seclusion.

## Location

The property is situated just a short walk to Penn Common and duck pond, village shops, outstanding nursery and excellent first and middle schools. There is a handy commuter bus to Beaconsfield station with fast train just 26 minutes to Marylebone.

Penn is a picturesque village that has a number of local shops, attractive village pubs, doctor's surgery, tennis club and large pond surrounded by the village green. Beaconsfield New Town under five miles has a range of shopping facilities including Sainsburys, Waitrose and a Marks and Spencer Simply Food.

Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction2) being only a short drive away giving access to London, Oxford, Birmingham and the M25 network. The area is well known for its excellent schooling both state and private. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

## Directions

Post code for Sat Nav: **HP10 8EB**

## Viewings

Strictly by appointment only.

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Additional Information

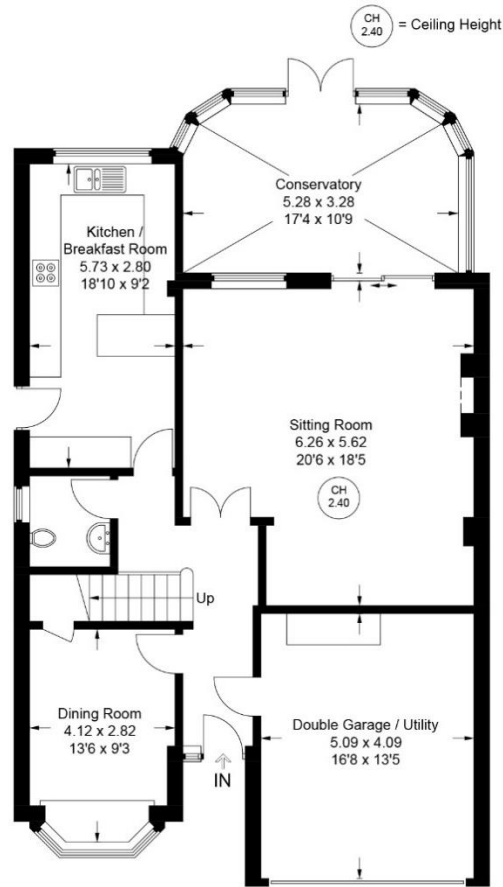
Council Tax Band: G

Tenure: Freehold

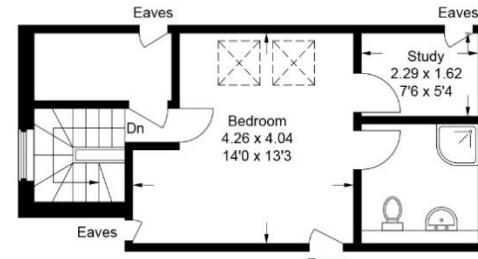
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

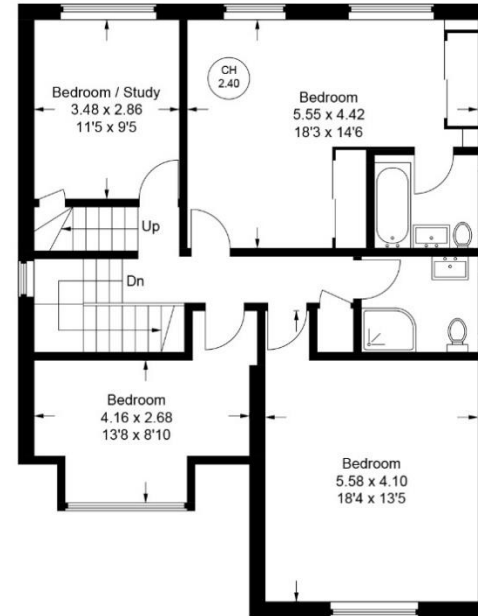




Ground Floor



Second Floor



First Floor

### 32 Wheeler Avenue, HP10 8EB

Approximate Gross Internal Area

Ground Floor = 115.8 sq m / 1246 sq ft (Including Double Garage)

First Floor = 85.4 sq m / 919 sq ft

Second Floor = 33.1 sq m / 356 sq ft

Total = 234.3 sq m / 2521 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.



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