



31 Wheeler Avenue, Penn, Buckinghamshire, HP10 8EN

Set in one of Penn's most sought-after roads is this spacious, four bedroom, detached family home that enjoys a quiet position with well proportioned gardens. It also offers the possibility of expansion subject to obtaining the relevant planning permission. The property is situated close to the centre of Penn and Tylers Green, one of the most picturesque villages in the region with a village green, pond, shopping facilities and a doctors' surgery. It is within walking distance of excellent First and Middle schools, whilst Beaconsfield old and new towns are within a short drive. There is also a mainline station in Beaconsfield serving London Marylebone in approximately 30 minutes, and close by is Junction 2 of the M40 providing access to the M25 and London airports. There are several good traditional country inns locally and an extensive selection of restaurants in Beaconsfield and the nearby town of Amersham. The accommodation includes: large entrance hall, guest w/c, utility room, fitted kitchen, sitting room with sliding doors to rear garden, dining room, study, principal bedroom with en-suite bathroom and dressing area, three further bedrooms and family bathroom. The property also boasts a large double width garage, level and secluded rear gardens, newly fitted gas central heating and double glazing. This is an outstanding family home with excellent potential, therefore early viewing is recommended. The property is on the market with no onward chain.



- **FOUR BEDROOM DETACHED FAMILY HOME**
 - **DOUBLE GARAGE AND DRIVEWAY**
- **EXTREMELY SOUGHT-AFTER LOCATION**
 - **BRAND NEW BOILER & RADIATORS**
 - **THREE RECEPTION ROOMS**
 - **POTENTIAL FOR EXPANSION STPP**
- **PRINCIPAL BEDROOM WITH EN-SUITE**
- **GUEST CLOAKROOM & UTILITY ROOM**
- **ENCLOSED AND SECLUDED REAR GARDEN**
- **NO ONWARD CHAIN WITH THIS PURCHASE**





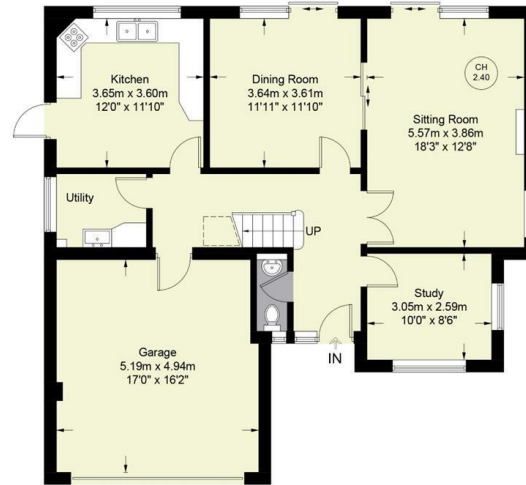


Wheeler Avenue

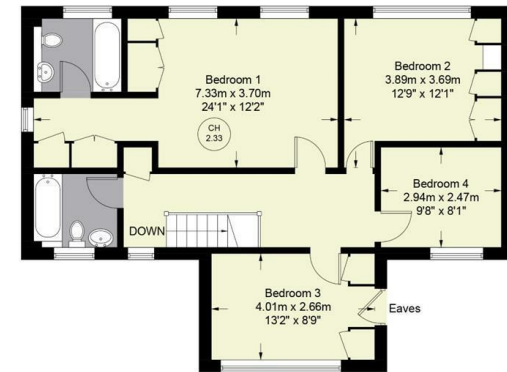
Approximate Gross Internal Area
Ground Floor = 1139 sq ft / 105.8 sq m (Including Garage)
First Floor = 809 sq ft / 75.2 sq m
Total = 1948 sq ft / 181 sq m



CH 2.40 = Reduced headroom below 1.5m / 5'0"
CH 2.33 = Ceiling Height



GROUND FLOOR



FIRST FLOOR

Floor Plan produced for Hursts 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.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.