



43 Wheeler Avenue, Penn, Bucks, HP10 8EB

Set in one of Penn's most sought-after roads is this rare opportunity to acquire an extended, Five bedroom, detached family home that enjoys a quiet position with well proportioned gardens and also comes with planning in principle to add a detached dwelling in the side gardens (see image in pictures). This sizeable home would also seem to have the possibility of expansion subject to obtaining the relevant planning permission if someone didn't want to take up the option of a new property but merely wanted to extend the current house. 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, office, study, modern fitted kitchen/dining room with bi-folding doors to rear garden, sitting room with sliding doors to rear garden, dining room/family room also with sliding doors to rear garden, principal bedroom with four piece en-suite bathroom, three further double bedrooms, further study/fifth bedroom and family bathroom. The property also boasts a large I-shaped garage, level and secluded rear and side gardens which make a perfect space for families and entertaining, gas central heating and double glazed. This is an outstanding family home with excellent potential, therefore an early viewing is recommended.



- **PLANNING IN PRINCIPLE FOR DETACHED DWELLING**
 - **IDEAL DETACHED FAMILY HOME**
 - **GARAGE AND DRIVEWAY PARKING**
 - **FIVE RECEPTION ROOMS**
- **MODERN FITTED KITCHEN BREAKFAST ROOM**
- **GUEST CLOAKROOM AND UTILITY ROOM**
- **PRINCIPLE BEDROOM WITH EN-SUITE**
 - **DEVELOPMENT OPPORTUNITY**
 - **EARLY VIEWING ADVISED**
 - **SOUGHT-AFTER CUL-DE-SAC**







Wheeler Avenue
 Approximate Gross Internal Area
 Ground Floor = 1299 sq ft / 120.7 sq m
 (Including Garage)
 First Floor = 843 sq ft / 78.3 sq m
 Total = 2142 sq ft / 199.0 sq m



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.



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