



39 Wheeler Avenue, Penn - HP10 8EB
£1,150,000

 **TIM RUSS**
& Company



- A thoughtfully extended and beautifully presented five bedroom detached 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

The property is situated within a stroll of local amenities, excellent first and middle schools and local bus route to a main line station. 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 and the main line train station has services to London Marylebone (25 minutes approximately). 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.



Council Tax band: G

Tenure: Freehold

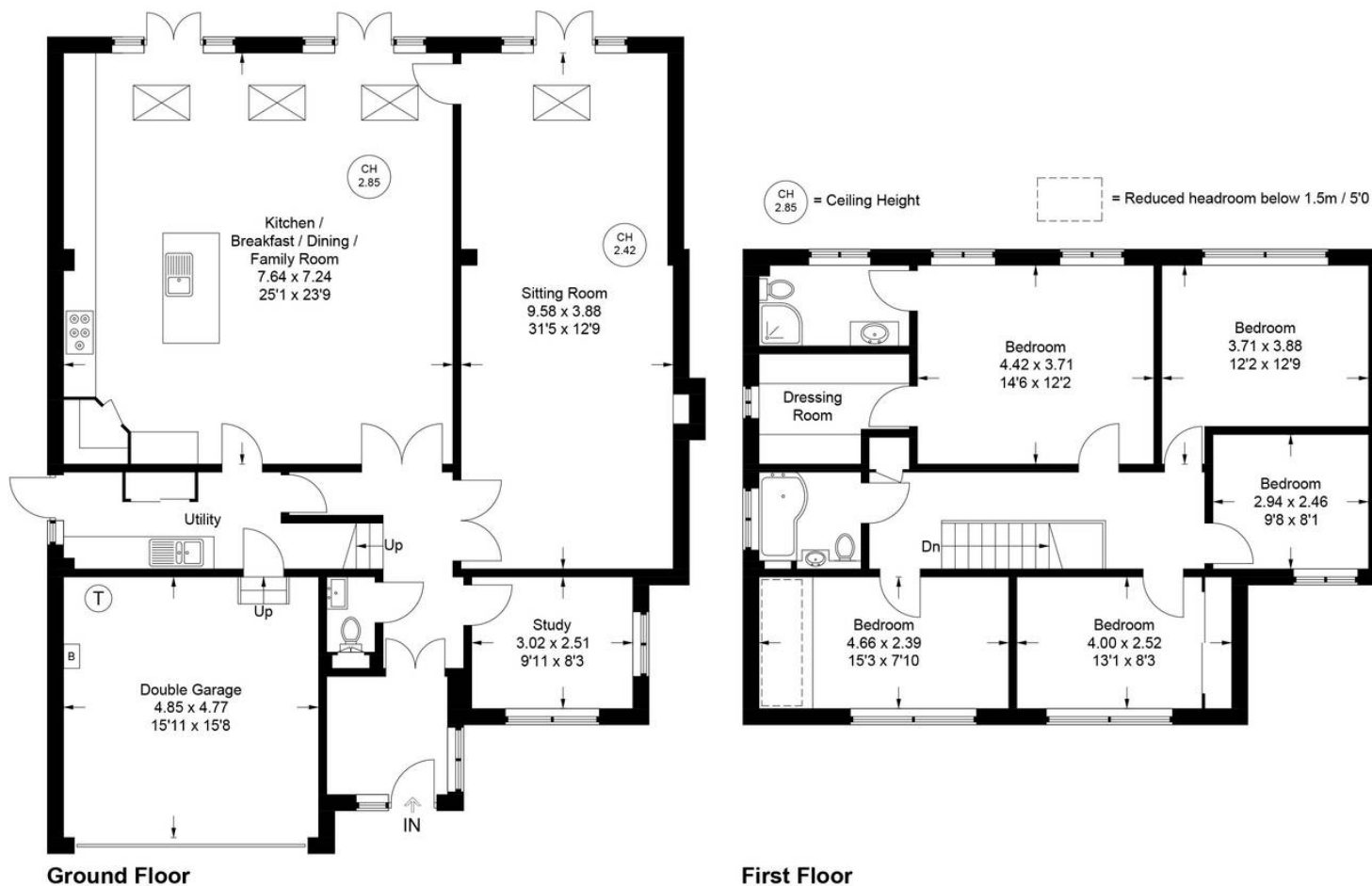
EPC Energy Efficiency Rating: C

Offered for sale with no onward chain is this fantastic 5 bedroom detached house, meticulously extended and tastefully arranged family residence boasting around 2500 sq ft of living space. Nestled at the end of a tranquil no-through road, this property is conveniently located within a mere stroll of exceptional first and middle schools, as well as a range of village amenities. Upon entry, a spacious and inviting hallway welcomes you, with underfloor heating to the ground floor, branching off to a convenient downstairs cloakroom and a private study space. The heart of the home unfolds into a sprawling 25' area, serving as a versatile kitchen/breakfast/dining/family room adorned with porcelain tiled flooring and separate useful utility room. This space is flooded with natural light through three Velux windows and two sets of patio doors leading out to the garden. The impeccably designed kitchen is outfitted with a selection of base and eye-level units, complemented by granite worktops and integrated appliances. The property also offers a huge 31' sitting room equipped with a Velux window and direct access to the terrace.

To the first floor the primary bedroom suite features a substantial 14' room complete with an ensuite shower room and a unique dressing room. Three additional double bedrooms, along with a spacious single bedroom (two featuring built-in wardrobes), are serviced by a modern family bathroom.

Outside, a paved patio area extends from the rear, connecting to a level lawn and a sun deck embellished with a garden shed. The tranquil outdoor space is bordered by mature shrubs and enclosed with timber fencing. The property further benefits from ample driveway parking leading to an attached double garage.





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Approximate Gross Internal Area
 Ground Floor = 152.3 sq m / 1639 sq ft
 (Including Double Garage)
 First Floor = 87.0 sq m / 936 sq ft
 Total = 239.3 sq m / 2575 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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