



44 Wheeler Avenue, Penn, Buckinghamshire, HP10 8EB

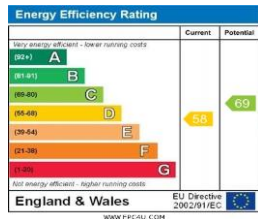
An impressive, detached family house, located in Penn Village with four double bedrooms, driveway parking and double garage.

Sought After Road In Penn/Tylers Green | Beautiful Detached House | Enclosed Storm Porch | Welcoming Entrance Hall | Living Room | Lounge | Open Plan Kitchen | Conservatory | Study/Playroom | Cloakroom | Utility Room | Four Double Bedrooms | En-Suite To Principal Bedroom | Family Bathroom | Light Filled Landing | Double Garage | Block Paved Driveway | Gas Central Heating | Integral Double Glazing | Private Garden With Side Access |

Situated at the end of a much sought after, quiet cul-de-sac, is this detached house with over 2000 square feet of accommodation and good local amenities and schooling nearby. Walking through the initial storm porch, there is a good size entrance hallway, that immediately sets the standard of this lovely property. The hub of the house is the open plan kitchen with fitted shaker style units, granite worktops, island and integral fridge and dishwasher and opens up into the conservatory and living/family room, where there is ample space for a large dining table and sofa set. The separate lounge has a feature fireplace and has French doors leading to the garden. A separate study/children's playroom is at the front of the house and there is also a utility room with butler sink and cloakroom, as well as integral door access to the garage. Upstairs, are four double bedrooms and family bathroom, with the principal bedroom having fitted cupboards, a dressing area and en-suite. The house has been well maintained and updated to include double glazing and gas central heating throughout. Outside, to the rear, is a lovely garden, which has an initial patio, mature borders and then mainly laid to lawn with a gated side access and then to the front, is a block paved driveway with access to the double garage, which has an electric up-and-over door. A property that definitely must be viewed to be appreciated.

Price... £1,000,000

Freehold



LOCATION

Much sought after road and location... Part of this extremely popular Chiltern Village with a mixture of detached dwellings.... Catchment area for good local schooling.... Catchment for the excellent Grammar schools.... Convenient for M40 with three separate junctions within a 15 minute drive.... Fast London bound trains at High Wycombe (2.5 miles) Beaconsfield (3.5 miles) and Amersham (5 miles).... Heathrow Airport (16 miles).... Village amenities include convenience store and charming country pubs.... Further range of amenities at neighbouring Hazlemere (2 Miles) including Doctors, dentist, vets, library, supermarket and bank.... Large shopping centre in nearby High Wycombe.... Wycombe Retail Park a short drive away....

DIRECTIONS

From The Wye Partnership office at the crossroads, proceed on the B474 towards Penn/Beaconsfield. After approximately 1 mile, at the crossroads, turn right into New Road. Continue up the hill and after approximately 1/4 mile take the left into Church Road and then continue along and turn right into Wheeler Avenue. Proceed to the end of the road and the property can be found on your right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band G

EPC RATING

D

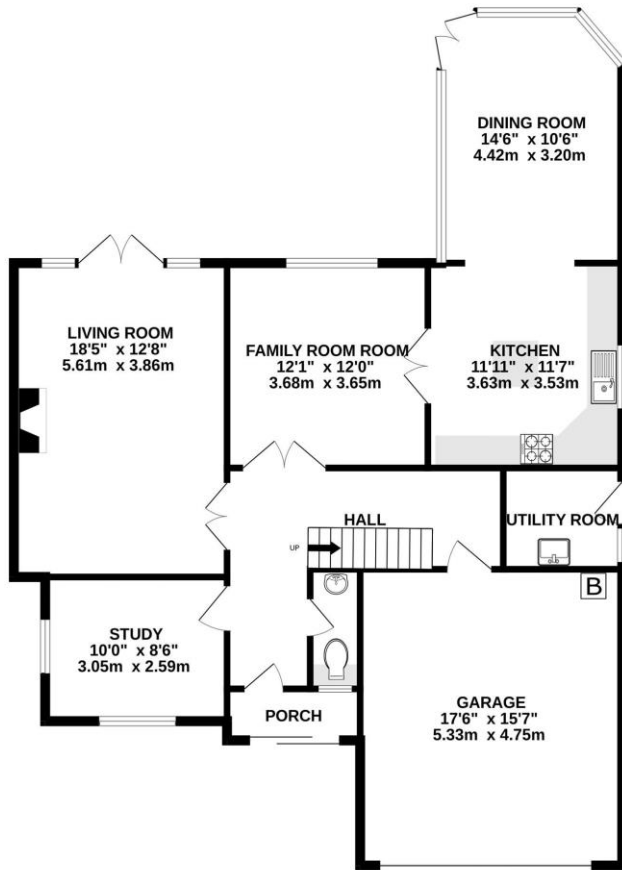
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

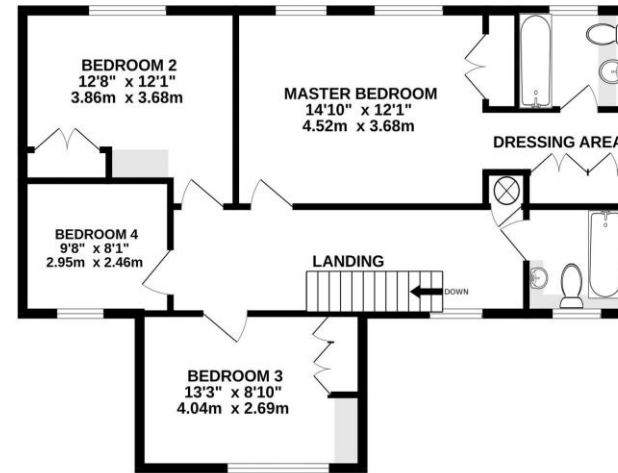
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2052sq.ft. (190.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership