



Springfield London Road, Wendover, HP22 6PN



Christopher Pallet
Professional advice since 1973

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Wendover
HP22 6PN

Guide Price £750,000

A detached family home situated on the outskirts of Wendover, offering spacious accommodation throughout and presented to the market in very good decorative order.

The accommodation on offer comprises: entrance hallway, downstairs cloakroom, two reception rooms, kitchen/dining room, three first floor bedrooms, en suite to master and a family bathroom. The loft has also been converted to provide a study or fourth bedroom. Outside, the property benefits from a generous garden and driveway parking for several vehicles.

Wendover is a sought after Chiltern foot village with a picturesque village centre. There is a variety of interesting shops, many restaurants, a weekly market and schooling for children of all ages. There is a main line railway station with regular trains to London Marylebone taking less than 50 minutes.





A Detached Family Home Offering
Spacious Accommodation And
Generous Gardens

On The Ground Floor

The front door leads through to a lovely entrance hallway with stairs rising to the first floor, door to downstairs cloakroom and doors to all ground floor rooms. The sitting room has hard wood flooring, a bay window and double doors out to the rear garden. The family room also has hard wood flooring, a bay window to the front and window to the side. Fitted with a range of eye and base level units with granite work surfaces over, the kitchen/dining room also has ample room for a dining table. There are integrated appliances, built-in oven with four ring electric hob and extractor fan above, window to the side aspect and double doors to the rear garden.

On The Second Floor

The landing has a window to the side, stairs up to the second floor and doors to all rooms. There are three good sized bedrooms and the master enjoys an en suite shower room. The bathroom has been refitted with a modern 4 piece suite which includes both shower cubicle and a bath.

Outside

At the back of the property is a large patio seating area leading to the garden which is laid mainly to grass with shrub and planted borders. To the front is driveway parking for several vehicles.



Directions

Heading up Wendover High Street from the clock tower, turn left into South Street and continue to the bypass roundabout. Turn left towards Great Missenden, the property is on the left hand side just after the petrol station.

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		70
(39 to 54) E	41	
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

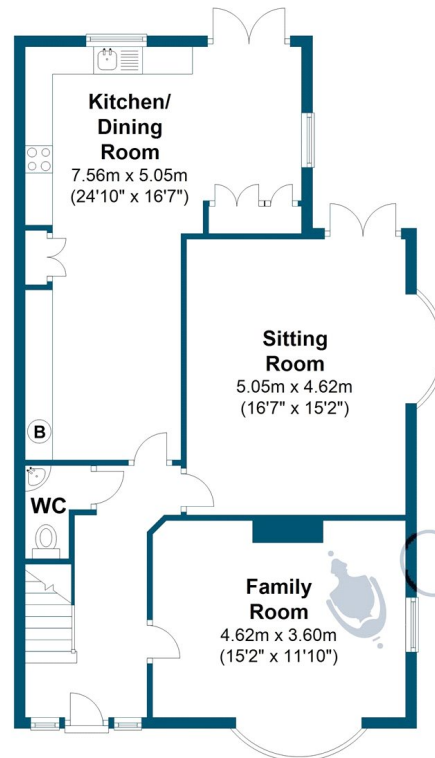
Viewing and Contact Details

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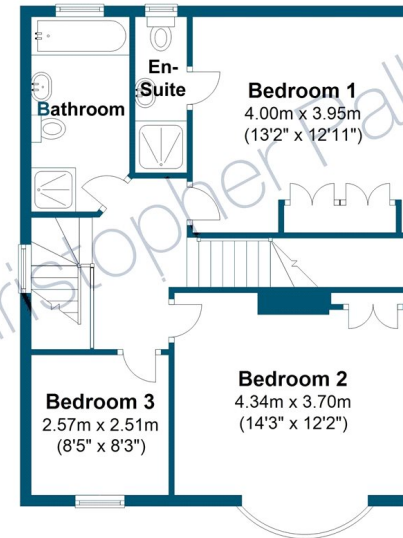
Ground Floor

Approx. 79.3 sq. metres (853.2 sq. feet)



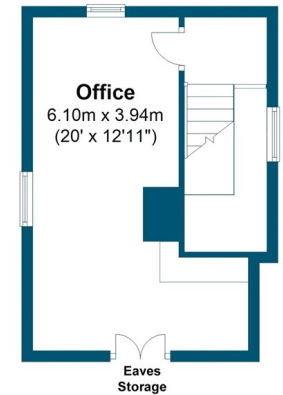
First Floor

Approx. 61.5 sq. metres (662.1 sq. feet)



Second Floor

Approx. 25.5 sq. metres (274.4 sq. feet)



Total area: approx. 166.2 sq. metres (1788.8 sq. feet)

For illustration purposes only - not to scale



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