



**Nightingale Road, Wendover, Buckinghamshire, HP22 6JX**



**Christopher Pallet**

Professional advice since 1973

Nightingale Road,  
Wendover,  
Buckinghamshire,  
HP22 6JX

Offers In Excess Of £1,000,000  
Freehold

A fine example of a Georgian detached family home which has been sympathetically extended and well maintained to the credit of the present owners. The property has an abundance of charming features expected from a home built in this period and comes to the market with the added benefit of no onward chain.

The accommodation on offer comprises, entrance hall, cloakroom/shower room, sitting room, snug, dining room, kitchen/breakfast room, utility room, pantry, four double bedrooms, family bathroom, large rear garden and parking to the front.

Wendover is a sought after village at the foot of the Chiltern Hills with a picturesque village centre. There are 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 stunning detached family home located close to the village centre

#### On The Ground Floor

The front door opens to a generous and light entrance hall, stairs rise to the first floor, a cloakroom on the right with a shower cubicle, wash basin and wc. The snug on the left has a feature fireplace, wood effect flooring and a window to the front. The sitting room has two clear areas with the smaller providing an excellent study area leading to the more spacious sitting area, a dual aspect room with wood effect flooring and double doors leading to the dining room. This room has a window to the side, wood flooring and a step down to the kitchen/family room. This room really is the hub of the home providing a wonderful entertaining/relaxing space to the rear of the property as well as a practical space for food preparation. A fully equipped kitchen with a centre island with a sink unit as well as a further sink unit under the window overlooking the rear garden. All built in appliances one would expect and a utility room provides

space for additional appliances and a pantry for more storage.

#### On The First Floor

The light and spacious landing provides access to all first floor bedrooms. There are four double bedrooms with built in storage to two of the rooms. There is a recently fitted fully tiled bathroom comprising of a panel bath with shower over, wash hand basin and a low level wc.

#### Outside

The rear garden to this property is in excess of a hundred feet in length with a patio seating area leading to the level lawn and an abundance of mature flowering shrubs and plants. Totally enclosed by wood fencing, the garden enjoys a good degree of privacy with stunning views of the Chiltern hills.



## Directions

From the clock tower proceed along the Aylesbury Road. Turn left into Perry Street and then left into Nightingale Road and the property is located on the right hand side. Council tax band F

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing and Contact Details



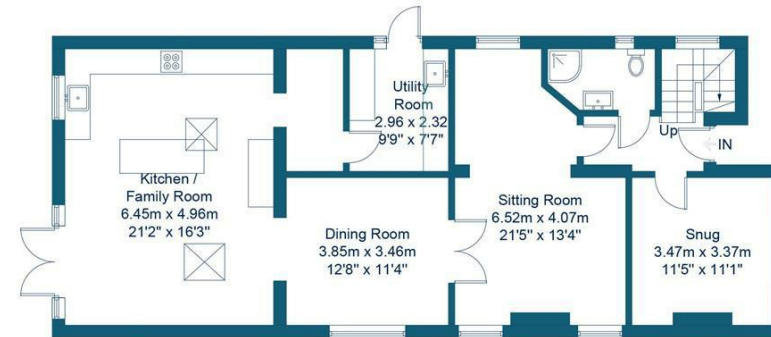
**Christopher Pallet**  
8 High Street  
Wendover  
Buckinghamshire  
HP22 6EA

wendover@christopherpallet.com  
www.christopherpallet.com

Nightingale Road  
Total Approx. Floor Area 1932 sq ft / 179.5 sq m



First Floor



Ground Floor

All measurement of walls, doors, windows and fittings and appliances including their size and location, as shown as standard sizes and therefore cannot be regarded as a representation by the seller.



**Christopher Pallet**

Professional advice since 1973