



Coombe Avenue, Wendover, Bucks, HP22 6BX



Christopher Pallet

Professional advice since 1973

**Coombe Avenue,
Wendover,
Bucks,
HP22 6BX**

**Guide Price £995,000
Freehold**

*****SOLD PRIOR TO MARKETING***** Contact Christopher Pallet to register your details and hear about properties before they appear online.

Presenting an elegant property from the 1930s, this exceptional property stands in one of Wendover's most coveted locations, in close proximity to the High Street and the mainline station. Meticulously expanded, the home spans two floors, seamlessly blending modern enhancements with the timeless charm and warmth of its original construction.

Upon entering, a gracious hallway welcomes you, providing access to the ground floor rooms and ascending stairs to the first floor. The front of the house boasts a sitting room adorned with a wood-burning stove and a bay window, while a family room with bespoke storage opens to the rear garden. The recently extended kitchen/dining/family room features a sophisticated high-end kitchen with stainless steel worktops, fitted appliances, and bi-folding doors that reveal the expansive rear garden. Natural light floods the space through a box bay window seat and two Velux windows. A convenient utility room with garage access completes this level, along with a ground floor double bedroom featuring an ensuite shower room.

Ascending to the first floor, a capacious master bedroom awaits with dual aspects, walk-in wardrobes, a refitted ensuite shower room, and double doors leading to a balcony overlooking the rear garden. Two additional double bedrooms, each with built-in wardrobes, share a modern fitted family bathroom.





Situated in a prime location offering a perfect blend of period allure and contemporary comfort

Outside, the property impresses with a gravelled driveway providing ample parking and leading to a single garage. The rear garden, extending over 100 feet, features a patio seating area adjacent to the house, steps leading to the lawn, and thoughtfully planted borders. At the garden's rear, discover vegetable beds, a greenhouse, and a wooden garden shed. This residence epitomizes refined living in a prime location, offering a perfect blend of period allure and contemporary comfort.

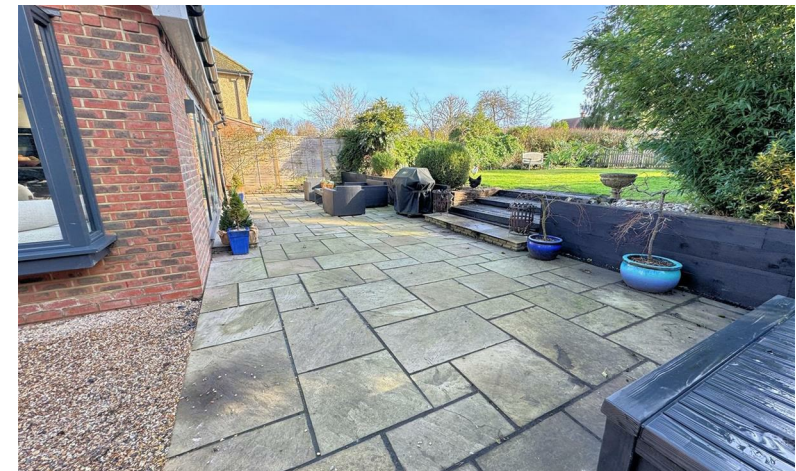
Location

Nestled amidst the scenic Chiltern Hills in the heart of rural Buckinghamshire, Wendover unveils itself as a coveted yet discreet gem. This charming market town, cradled at the foot of the Chiltern Hills, boasts a delightful town centre characterized by its picturesque allure.

Explore the enchanting streets adorned with a diverse array of

captivating shops and numerous enticing restaurants that add to the town's unique charm. Wendover offers a vibrant community life, with a bustling weekly market and educational opportunities catering to children of all ages.

For those seeking connectivity to the bustling capital, Wendover is well-connected with a mainline railway station. Commuting to London Marylebone becomes a seamless experience, with regular trains whisking you to the heart of the city in less than 50 minutes. Wendover stands as a hidden treasure, blending the tranquillity of rural living with the convenience of urban access.



Directions

At the top of Wendover High street turn right into Dobbins Lane. Coombe Avenue is the second turning on the left hand side and the property is on the left.

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) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

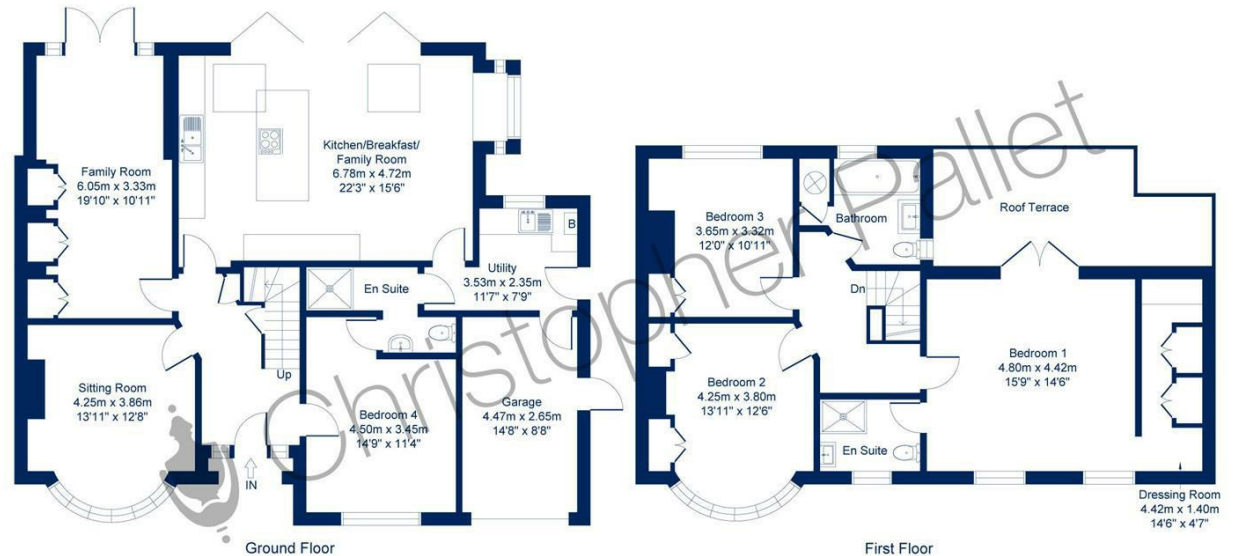
Viewing and Contact Details



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Total Approx. Floor Area 2100 sq.ft / 195 sq.m



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



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