



Colet Road, Wendover, Bucks, HP22 6HW

**Colet Road,
Wendover,
Bucks,
HP22 6HW**

Guide Price £625,000 Freehold

Christopher Pallet have been favoured with the instructions to sell this extended semi detached family home. The property offers extremely versatile living accommodation which can only be appreciated by an internal viewing.

The accommodation comprises, an entrance hall, sitting room, office space/snug, kitchen/Dining room, utility room, cloakroom/shower room. On the first floor a master bedroom with dressing room and ensuite, two further double bedrooms and a family bathroom. Front and rear gardens with access to the double garage.

Wendover is a sought after Chiltern foot village 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 versatile extended three bedroom semi detached with a double garage

On The Ground Floor

The entrance hall has stairs rising to the first floor and a door leading to the rest of the ground floor rooms. The sitting room has a gas fireplace, windows to the front, wood flooring and a display plinth. There is a tiled reception room which is ideal as an office/snug space this in turn leads to the kitchen/dining room. This is a well appointed room which benefits from a range of floor standing units with worktops over and a centre island with an oak worktop, a range style cooker, tiled flooring with under floor heating and double doors to the rear garden. The utility room is off the kitchen with access to the rear garden and the downstairs cloakroom/shower room.

On The First Floor

The master bedroom has a dressing area with ample storage space, an ensuite shower room and overlooks the rear garden. The two further bedrooms are both double rooms and the family bathroom has a panel bath, low level w.c., wash hand basin and a shower cubicle.

Outside

The rear garden has a raised decked seating area ideal for alfresco dining with steps to the lawn, enclosed on all borders and access to the brick built double garage which has electric doors, power and light. The front garden is laid to lawn with a pathway to the front door and side access. The double garage is accessed via Kite Close.



Directions

Leave Wendover on the Tring Road and take the second right into follow the road round to the left and take the first right into Colet Road. Council Tax Band D.

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	73	85
(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

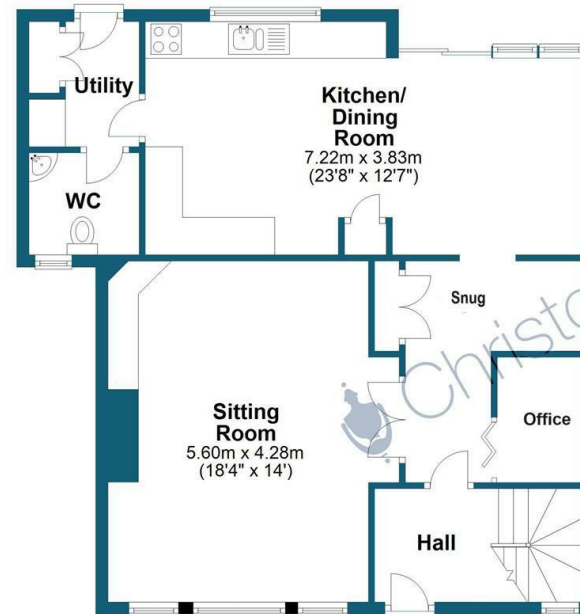


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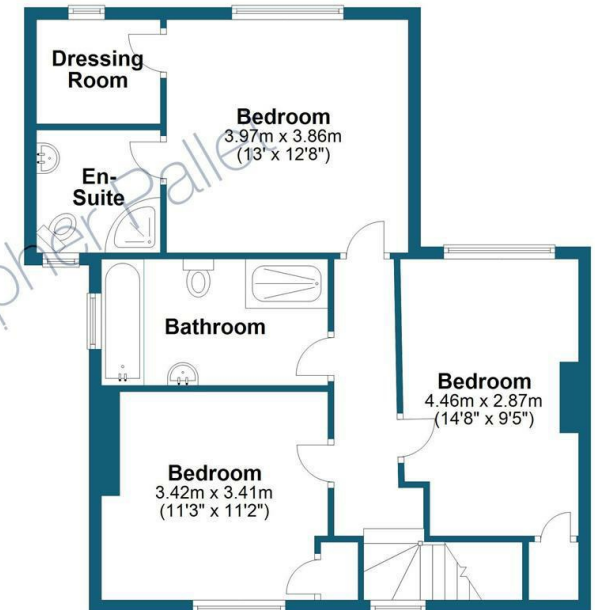
Ground Floor

Approx. 77.6 sq. metres (834.8 sq. feet)



First Floor

Approx. 67.7 sq. metres (729.2 sq. feet)



Total area: approx. 145.3 sq. metres (1564.0 sq. feet)
For illustration purposes only - not to scale



Christopher Pallet

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