



**Addington Cottages, Wendover, Buckinghamshire, HP22 6JS**



**Christopher Pallet**  
Professional advice since 1973

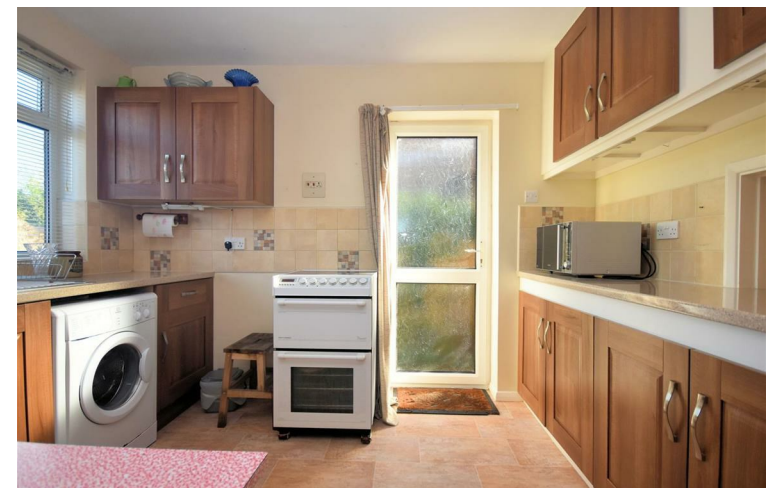
**Addington Cottages,  
Wendover,  
Buckinghamshire,  
HP22 6JS**

**Guide Price £560,000 Freehold**

An exceptionally rare opportunity to purchase a detached property in this popular location, with extensive potential to extend and improve subject to planning permission. The property hasn't been on the market in nearly 50 years and is available with no onward chain. The property enjoys a tranquil position down a cul de sac that is a short walk from the high street and the main line railway station.

The accommodation comprises; Entrance hall, cloakroom, sitting room/dining room, kitchen, three bedrooms, bathroom, gardens front and rear and a single garage to the side.

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 three bedroom detached home with no upper chain

### On The Ground Floor

The front door opens to an entrance hall with the stairs rising to the first floor, two storage cupboards, a cloakroom to the side and doors to all ground floor rooms. The kitchen is to the front of the property with a range of units providing storage and space for the usual appliances, there is a door to the side and window to front. The sitting room/dining room is to the rear overlooking the garden and is a light and airy room.

### On The First Floor

The landing provides access to all first floor rooms,

the airing cupboard housing the recently fitted gas boiler, access to the loft space. There are three generous bedrooms and a modern bathroom with a three piece white suite.

### Outside

The front garden is entered via double gates to a driveway for a couple of cars in front of the single garage. There is a level lawn to the side of the driveway with mature shrubs and flowering plants to the borders. Side access to the rear garden which also has a level lawn with mature plants, a greenhouse and access to the garage.



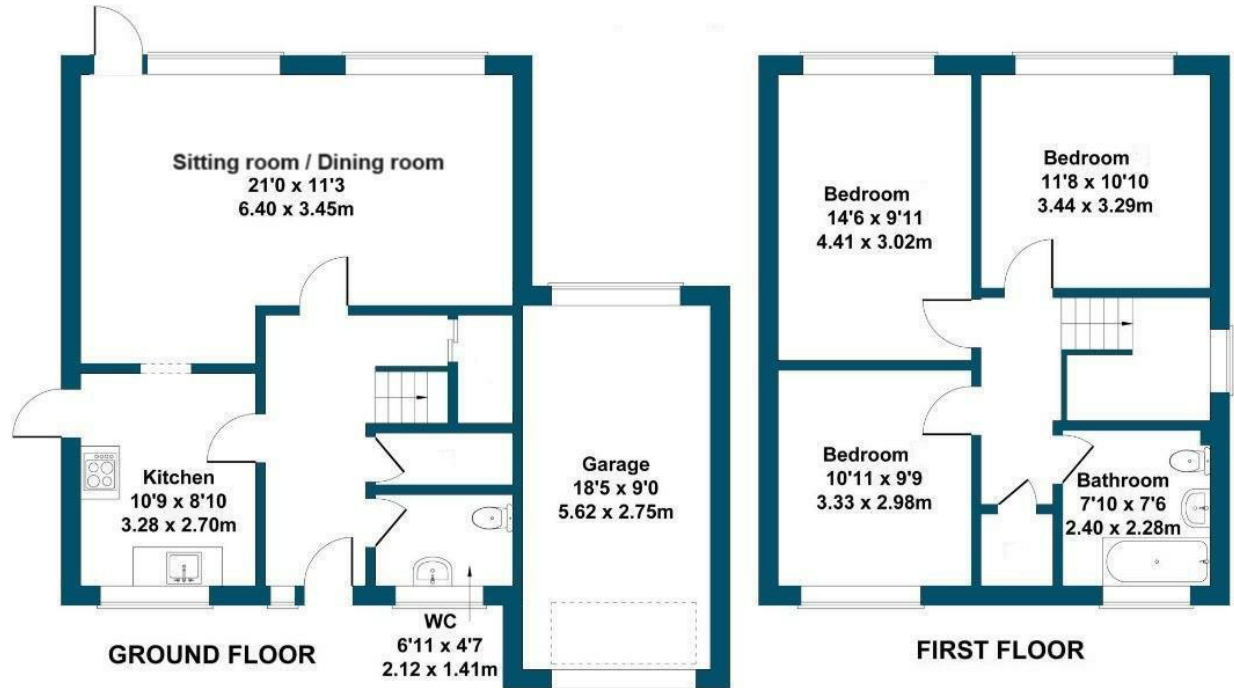
## Directions

Proceed out on the Aylesbury Road, turn left in to Perry Street and first left in to Addington Cottages. The property is on the right hand side.

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>		<b>83</b>
(69-80) <b>C</b>	<b>68</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	



Not to Scale **For Illustrative Purposes Only.**  
Approximate Gross Internal Area  
1313 sq ft - 122 sq m

## Viewing and Contact Details



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

wendover@christopherpallet.com  
www.christopherpallet.com



**Christopher Pallet**

Professional advice since 1973