



Garden Close, Halton, Buckinghamshire, HP22 5PE



Christopher Pallet
Professional advice since 1973

**Garden Close,
Halton,
Buckinghamshire,
HP22 5PE**

**£1,100,000
Freehold**

Nestled in the centre of its screened plot of approx. 1/3 of an acre, is this delightful detached family home, located in a tucked away position in this private close of just five houses. The property has been extended and updated by the current owners to offer excellent family accommodation and offers further potential subject to planning.

The accommodation on offer comprises: entrance hallway, cloakroom, living room, family room, kitchen/dining room, cinema room, study, conservatory, utility, boot room. There are four double bedrooms, ensuite to the main bedroom and a family bathroom. Outside there are private front and rear gardens and driveway parking for several cars.

An additional benefit are the solar panels & battery storage, considerably reducing the running costs of the home and contributing towards the property having an Energy Rating of A. The property also benefits from single phase 7kw EV charger with wiring pre-configured to upgrade to a 3-phase 22kw charger.

Halton is a small village with a mix of housing, much of which shows the influence that the Rothschild family had in the area. Directly opposite the property is St Michael and All Angels Church. Halton has excellent schooling for junior years, a tennis club with a gym, restaurant and both indoor and outdoor courts. Wendover is about 2 miles distant with its good shopping facilities, weekly market, schools for children of all ages and mainline station for London (Marylebone within 50 minutes). The village is also catchment area for the popular Grammars schools in Aylesbury.





A fantastic family home offering substantial accommodation in this private cul de sac location

On The Ground Floor

The front door leads to a welcoming entrance hall with stairs rising to the first floor and doors to ground floor rooms. The dual aspect living room has a Portuguese Limestone Hearth with inset Stove, window overlooking the front, double doors out to the rear garden and doors to the conservatory and family room. The conservatory over looks the rear garden and leads through to the study at the front of the house. The family room has double doors to the rear garden. The spacious kitchen/dining room has extensive wall and base units providing storage as well as a centre island. There integrated appliances windows over looking the rear and double doors to the garden. What was the double garage has now been converted into a Cinema Room with bi-folding doors to the front garden. A utility room, downstairs cloakroom and boot room complete the accommodation downstairs.

On The First Floor

The landing has access to the loft space, airing cupboard and doors to all first floor rooms. There are four double bedrooms, all with built in storage and the main bedroom enjoys an ensuite shower room. There is a family bathroom fitted with a white three piece suite.

Outside

The property is approached via a private drive and leads to a sweeping driveway providing parking for several vehicles. There are generous enclosed gardens to the front, laid mainly to grass, with planted trees. The newly re-fenced rear garden is laid mainly to lawn with planted borders and there's a patio seating area adjacent to the property. Halton tennis club is just a few steps away via the rear garden gate.



Directions

From Wendover head up the Tring Road and turn left to Halton Village into Chestnut Avenue. Where the road bends to the right, take a left into Garden Close and the property is at the end of the close.

Council Tax: Band G

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

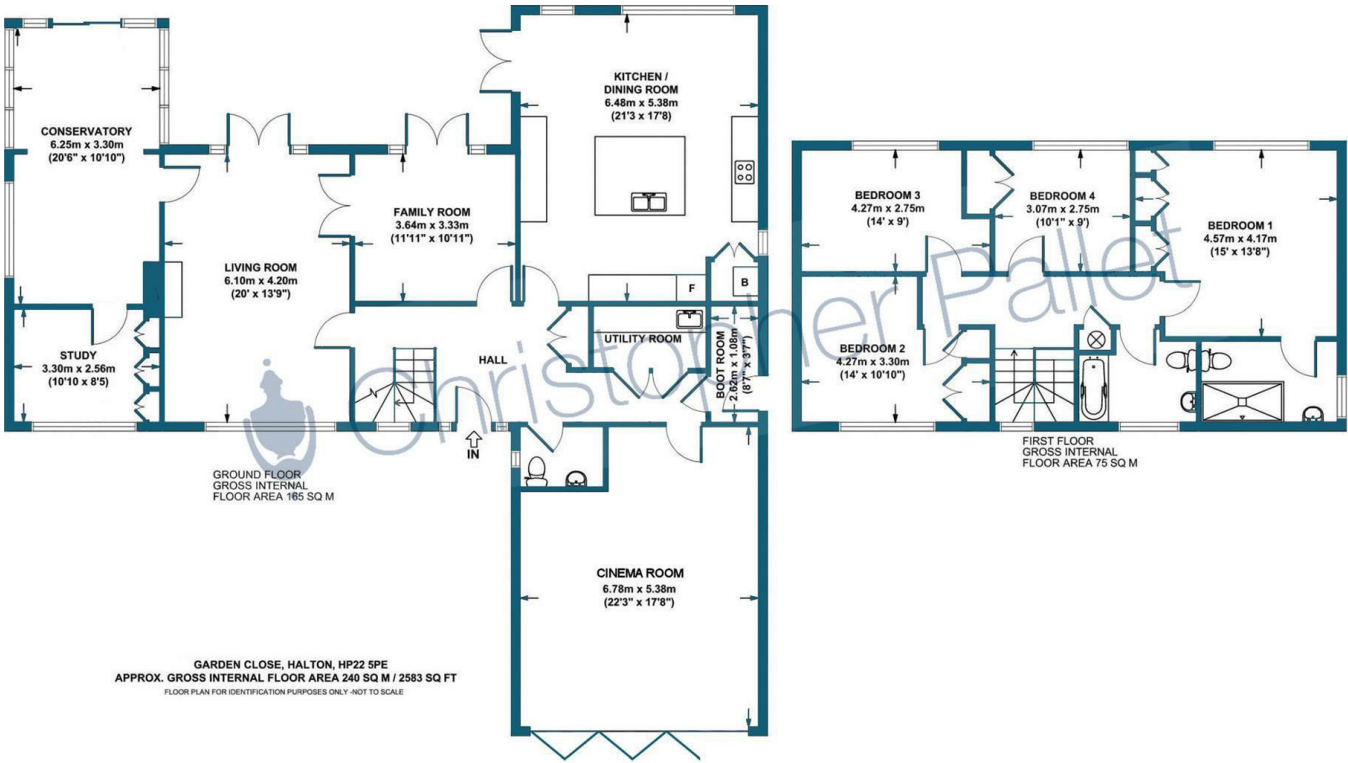
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details



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