



Nightingale Road, Wendover, HP22 6JX



Christopher Pallet  
Professional advice since 1973



Nightingale Road,  
Wendover  
HP22 6JX

Guide Price £595,000

A much improved three bedroom semi detached Victorian home situated in a cul de sac location in the heart of Wendover. This delightful property has been excellently extended and updated throughout and now provides excellent family living.

The accommodation on offer comprises: entrance hallway, sitting/dining room, fitted kitchen, utility room, downstairs wc, family room, three bedrooms and a family bathroom upstairs. Additional benefits include; double glazing, gas to radiator heating, underfloor heating and an enclosed rear garden.

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.

### On The Ground Floor

The front door leads to an entrance hall with stairs rising to the first floor and a door through to the sitting/dining room. The sitting room has bay window to the front aspect, there's a fireplace with wood burning stove, built in cupboards and shelving through to the dining area and a window to the rear. A door leads into the kitchen which is fitted with a range of eye and base level units with wooden







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worktops over. There are integrated appliances, a window and door to the side aspect, a door to the utility room and cloakroom, and there's an opening through to the family room. Double doors from the family room lead out to the rear garden.

### On The First Floor

The landing has access to the loft space and doors lead to all first floor rooms. The generous main bedroom is at the front of the house with three windows, there are two further bedrooms and a family bathroom fitted with a white three piece suite, which include an Aqualisa digital shower and Carronite bath.

### Outside

To the front is an enclosed garden with a gate to the pathway leading to the front door. The southerly facing rear garden has a patio seating area leading to the lawn with planted borders and wooden garden shed.




## Directions

From the clock tower proceed along the Aylesbury Road. Turn left into Perry Street and then left into Nightingale Road.

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.

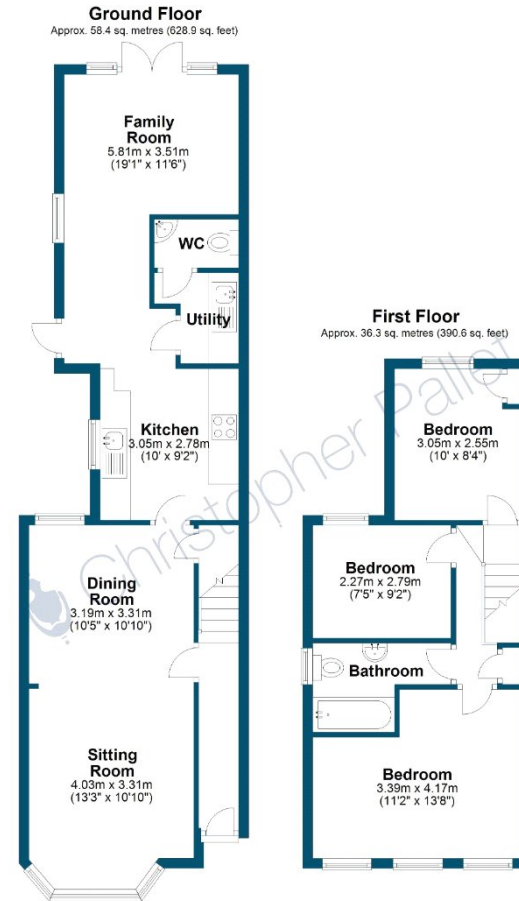
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		86
(69 to 80) <b>C</b>	69	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

## Viewing and Contact Details

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Total area: approx. 94.7 sq. metres (1019.5 sq. feet)  
For illustration purposes only - not to scale



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