



**Witchell, Wendover, Buckinghamshire, HP22 6EG**



**Christopher Pallet**  
Professional advice since 1973

Witchell,  
Wendover,  
Buckinghamshire,  
HP22 6EG

Guide Price £525,000

Situated in a popular location, just 300 yards from Wendover High Street, is this extended three bedroom family home. The accommodation on offer comprise: entrance porch, downstairs cloakroom, sitting room, dining/family room, kitchen/dining room, three good size bedrooms, family bathroom. Outside there are front and rear gardens and driveway parking leading to a garage. A viewing of this property comes highly recommended.

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 family home located just 300 yards from Wendover High Street

### On The Ground Floor

The front door leads to an entrance porch, where there is a downstairs cloakroom and a door through to the sitting room. There is a feature fireplace with inset wood burning stove, stairs rise to the first floor, a window to the front aspect and the room opens through to the dining/family room. The spacious kitchen/diner is fitted with a range of eye and base level units with worktops over. There is a window to the rear aspect, double doors out to the garden and a door to the integral garage.

### On The First Floor

The landing has access to all first floor level rooms, access to the loft space and an airing cupboard. There are three good size bedrooms and a family bathroom with a three piece white suite.

### Outside

To the front of the property is a small garden and there is a driveway leading to the garage. The rear garden has a raised patio seating area leading to the garden, which is laid to lawn and has mature shrub and planted borders.



## Directions

At the top of the High Street turn left at the mini roundabout into South Street. Take a left into Witchell and the property can be found at the bottom of the close. on the right hand side. Council tax band E

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 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

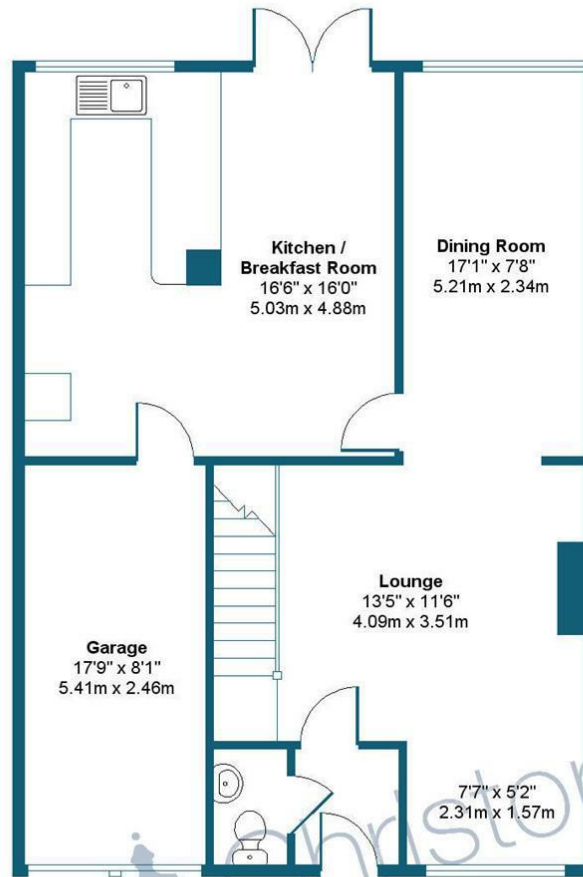
## Viewing and Contact Details



### Christopher Pallet

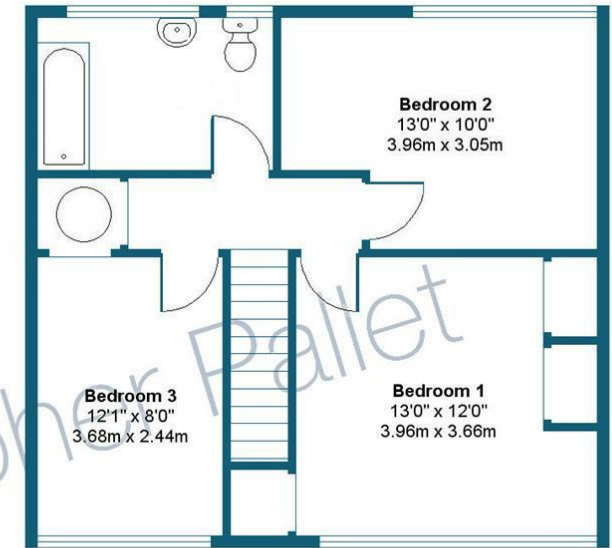
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**Ground Floor**  
Approx 885 sq ft - 82.22 sq m  
(gross external)

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



**First Floor**  
Approx 587 sq ft - 54.55 sq m  
(gross external)



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