



Mill Mead, Wendover, Bucks, HP22 6BY



Christopher Pallet
Professional advice since 1973

Mill Mead,
Wendover,
Bucks,
HP22 6BY

Guide Price £675,000
Freehold

A rarely available three bedroom home located on this popular cul de sac which is only a few minutes walk from both the village high street and mainline railway station. The property has been by updated by the current owners and is presented to the market in excellent order throughout.

The accommodation comprises; entrance hall, cloakroom, sitting room, dining room, fitted kitchen, master bedroom with ensuite, two further bedrooms, gardens and garage to front. A viewing of this property comes highly recommended at your earliest convenience.

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.





An exceptionally well presented three bedroom home in this centrally located cul de sac

On The Ground Floor

The front door opens to the entrance hall with the cloakroom on the left, stairs rising to the first floor and doors to both the kitchen and sitting room. The sitting room has a window to front, fireplace with gas fire and double doors to the dining room. The dining room has a door to the rear garden and a door to the kitchen. The modern kitchen has integrated appliances including, dish washer, oven, hob, fridge and freezer. A range of eye and base level units provide ample storage, there's a breakfast bar and window to rear.

On The First Floor

The landing provides access to all first floor rooms and the loft access. The main bedroom has built in

wardrobes and an ensuite shower room. There are two further double bedrooms and one has built in wardrobes. The family bathroom has been newly renovated and comprises a three piece white suite.

Outside

The rear garden has raised decking which leads to the level lawn with mature flower and shrub beds, gated access to the rear and enclosed by panel fencing. A further area of garden to the side with a raised flower bed, gated access to the front and shed to the rear of the garage. The front garden has a pathway to the front door with flower beds to side and a single brick built garage with up and over door and parking in front for one vehicle.



Directions

Proceed up the High street turning right into Dobbins Lane and then right into Mill Mead. The property is located at the foot of the cul de sac.

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) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

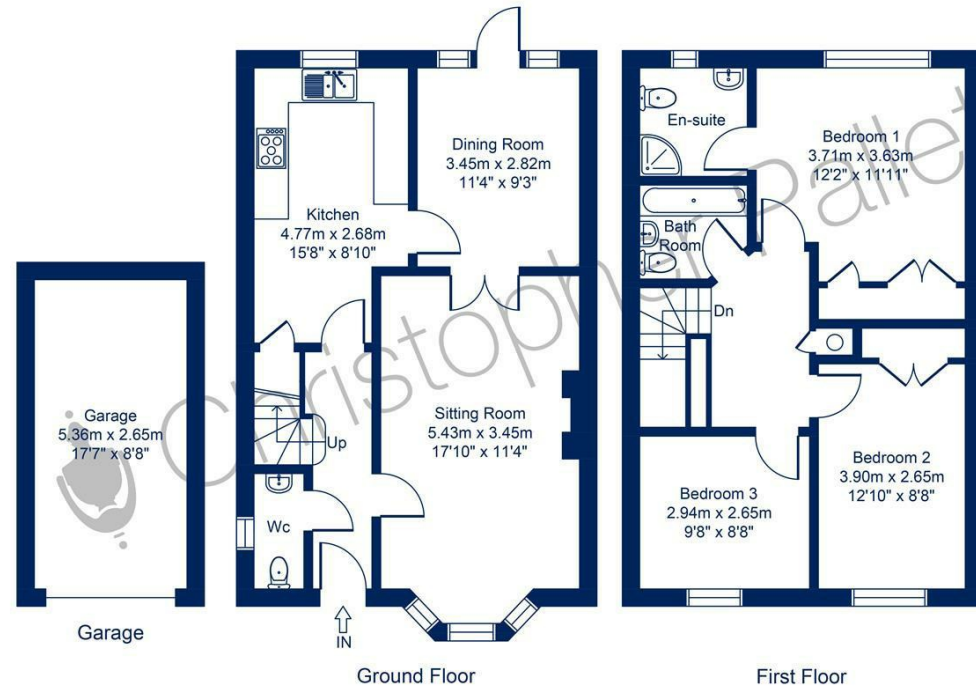
Viewing and Contact Details



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Total Approx. Floor Area 1261 sq.ft / 117 sq.m



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



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