



Parton Close, Wendover, Buckinghamshire, HP22 6LR



Christopher Pallet

Professional advice since 1973

**Parton Close,
Wendover,
Buckinghamshire,
HP22 6LR**

**Guide Price £695,000
Freehold**

A detached family home in this popular location, extended and modernised by the current owners. The property offers spacious family accommodation, private gardens and easy access to the town centre and mainline train station.

The accommodation on offer comprises: entrance hallway, downstairs wc, sitting room, family room, kitchen/dining/family room, utility room, three double bedrooms and a family bathroom. Outside there is parking to the front and private gardens to the side and rear. Presented in excellent order throughout, we highly recommend a viewing.

The property also offers a real opportunity to further extend subject to planning permission.

Wendover is a sought after village in the Chilterns with a picturesque village centre. There is a variety of interesting shops, many restaurants & coffee shops, a weekly market and good schooling for children of all ages. There is a mainline railway station with regular trains to London Marylebone taking less than 50 minutes.





A detached family home updated and modernised throughout situated in a convenient and popular location



On The Ground Floor

The front door leads to an entrance hallway with stairs rising to the first floor, door to downstairs wc and doors to all ground floor rooms. The kitchen / dining / family room has been fitted with a modern kitchen and has siltstone worktops. There are built in appliances , a breakfast bar, window to the front, bi-folding doors leading to the rear garden and a door to the utility room. There is a sitting room at the back of the property with a window to the side aspect and doors out to the rear garden. A study with a window to the front aspect completes the ground floor accommodation.

On The First Floor

The landing provides access to the loft space, there is an airing cupboard and doors leading to all first floor level rooms. There are three double bedrooms and a re-fitted four piece family bathroom.

Outside

There is driveway parking to the front of the property for two vehicles. The private rear and side gardens are mainly laid to lawn with planted trees and shrubs, enclosed by wooden panel fencing. There is a raised composite decking area from the family room, providing an ideal space for alfresco dining.



Directions

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		
(81-91) B		82
(69-80) C	69	
(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	

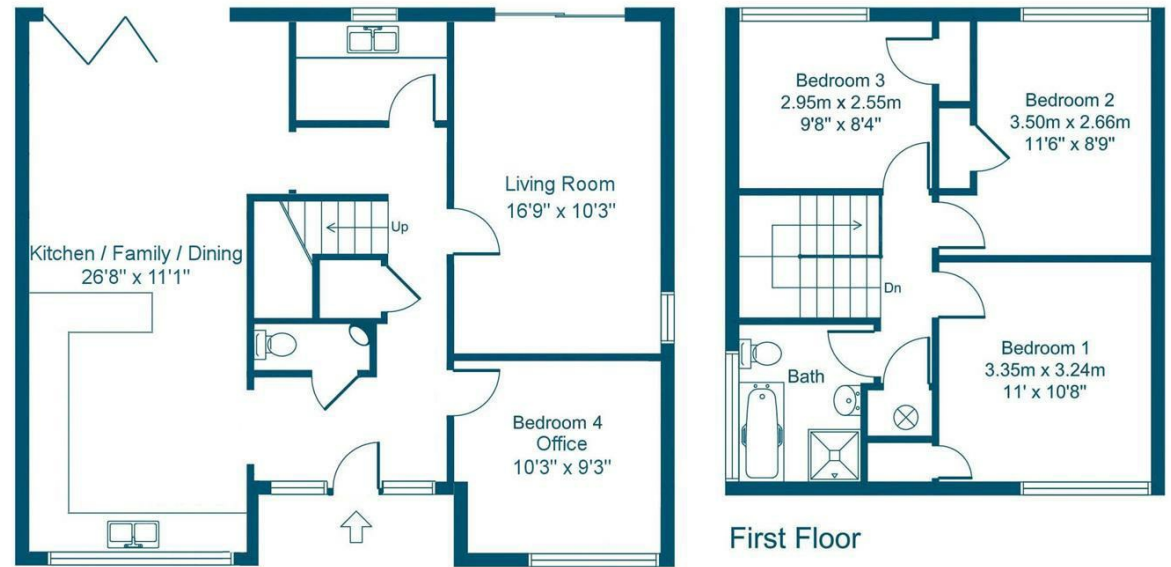
Viewing and Contact Details



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Ground Floor

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.



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