



Parton Close | Wendover| Buckinghamshire | HP22 6LR

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

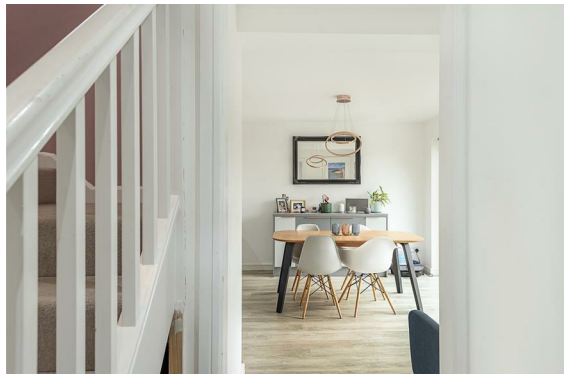
**Guide Price £650,000
Freehold**

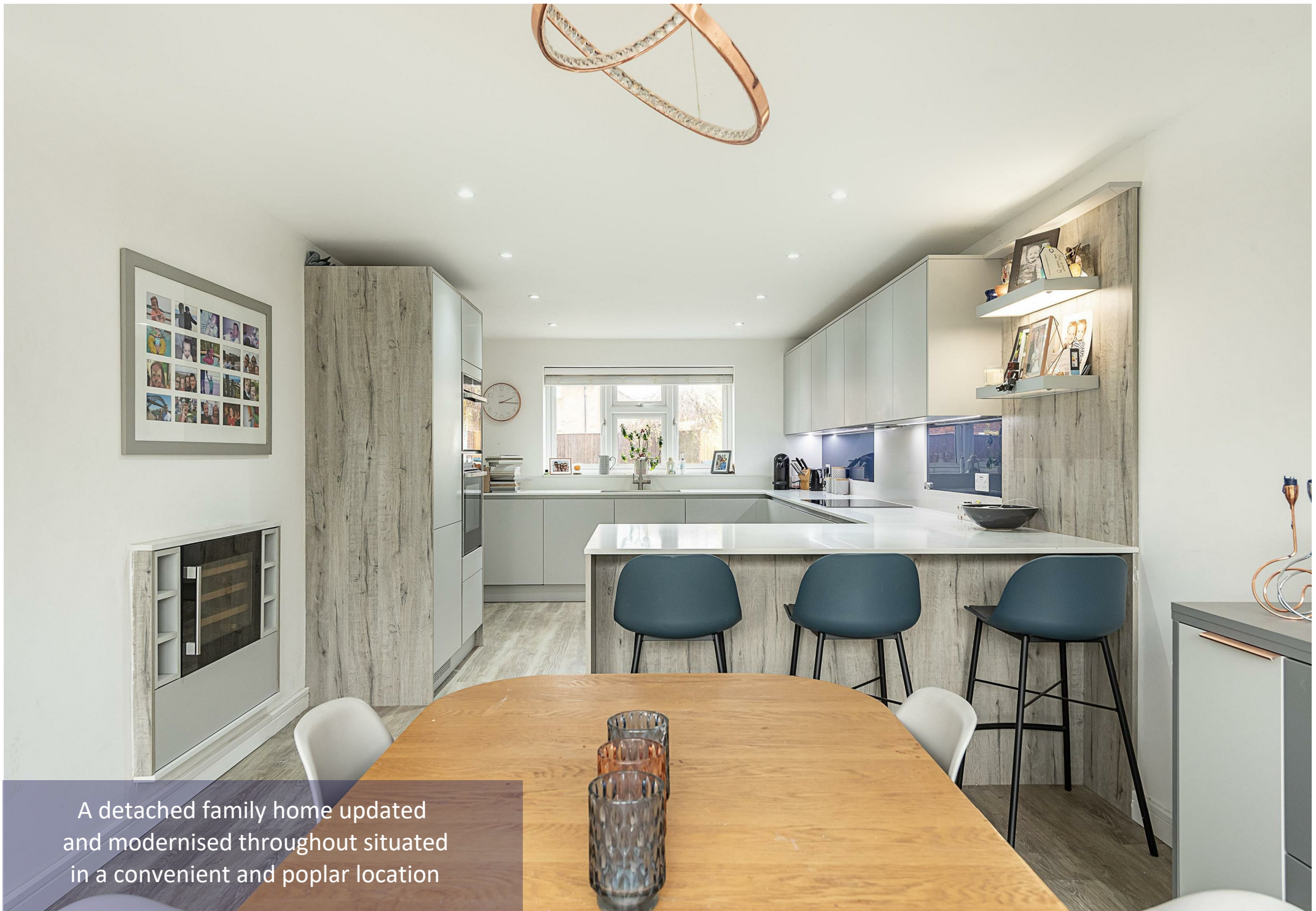
A detached family home in this popular location, extended and modernised by the current owners. The property offers spacious family accommodation, private gardens and easy access to the town centre and mainline train station.

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.

- Detached home in sought-after location
- Extended and modernised by owners
- Spacious family-friendly accommodation throughout
- Private gardens with side and rear access
- Easy access to town and station
- Open-plan kitchen/dining/family room
- Modern kitchen with Silestone worktops
- Three double bedrooms
- Refitted four-piece family bathroom upstairs
- Driveway parking for two vehicles





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



Situated in a desirable location and presented in good order throughout

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/three 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.



Nestled amidst the scenic Chiltern Hills in the heart of rural Buckinghamshire, Wendover unveils itself as a coveted yet discreet gem. This charming market town, cradled at the foot of the Chiltern Hills, boasts a delightful town centre characterized by its picturesque allure.

Explore the enchanting streets adorned with a diverse array of captivating shops and numerous enticing restaurants that add to the town's unique charm. Wendover offers a vibrant community life, with a bustling weekly market and educational opportunities catering to children of all ages.

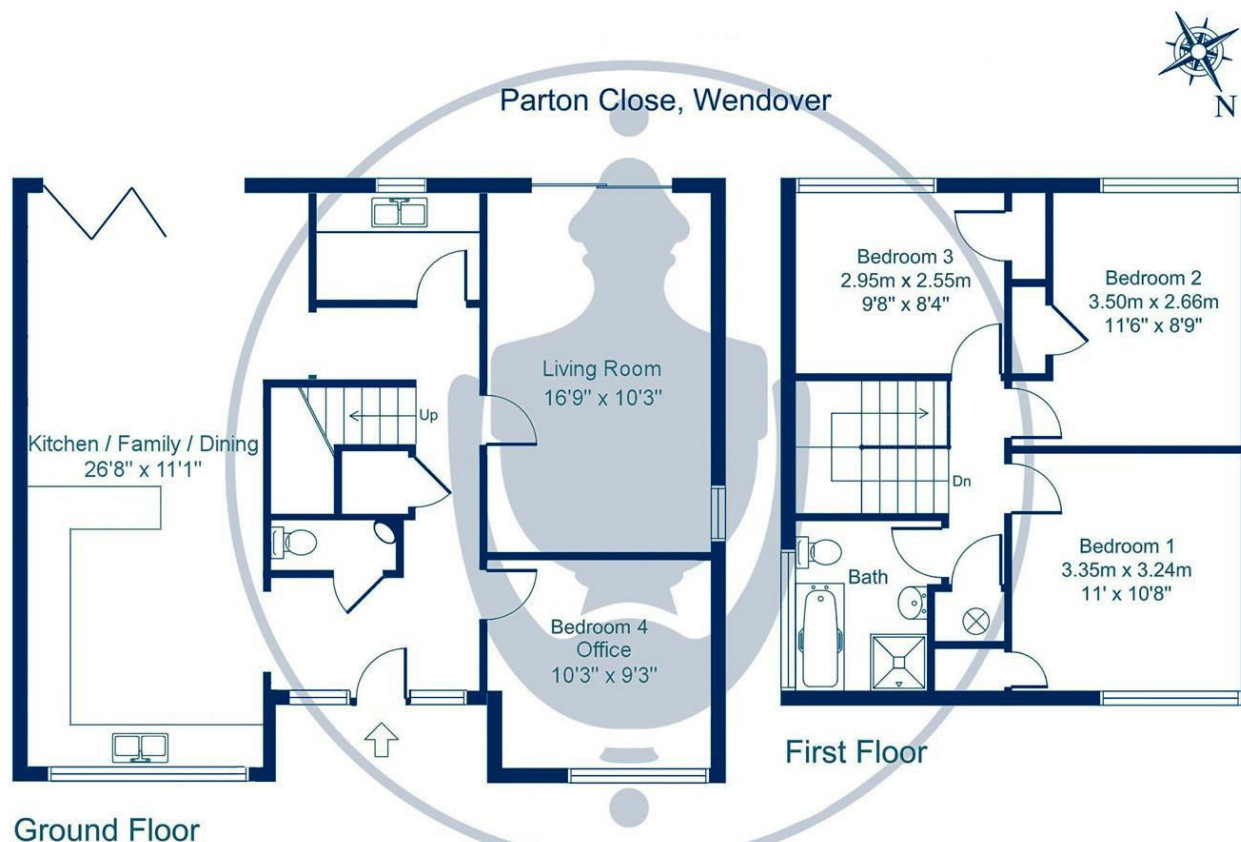
For those seeking connectivity to the bustling capital, Wendover is well-connected with a mainline railway station. Commuting to London Marylebone becomes a seamless experience, with regular trains whisking you to the heart of the city in less than 50 minutes. Wendover stands as a hidden treasure, blending the tranquillity of rural living with the convenience of urban access.





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 	



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.

Christopher Pallet Estate Agents

8 High Street
Wendover
Buckinghamshire
HP22 6EA

Call us on 01296 625000
wendover@christopherpallet.com
www.christopherpallet.com



Christopher Pallet
Professional advice since 1973