



Orchard Close, Wendover, Bucks, HP22 6LN

 **Christopher Pallet**
Professional advice since 1973

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Wendover,
Bucks,
HP22 6LN**

Offers In Excess Of £1,000,000

Welcome to Orchard Close, Wendover - a charming detached bungalow that offers a delightful living experience. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing. With three bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

Situated in a private traffic-free location, this bungalow provides a peaceful and secure environment for you to call home. The property is centrally located in a generous plot, offering plenty of outdoor space for gardening. In addition to its prime location, this bungalow comes with a garage and a large driveway that can accommodate numerous vehicles. Convenience is key with this property, as it is just a short walk away from the village centre and the railway station. Whether you need to run errands or commute to work, everything you need is within easy reach.

Don't miss out on the opportunity to make this charming bungalow in Wendover your new home. With no upper chain, the path to owning this property is clear and hassle-free. Contact us today to arrange a viewing and take the first step towards making this house your dream home.





Detached bungalow situated centrally on the plot in a traffic free location.

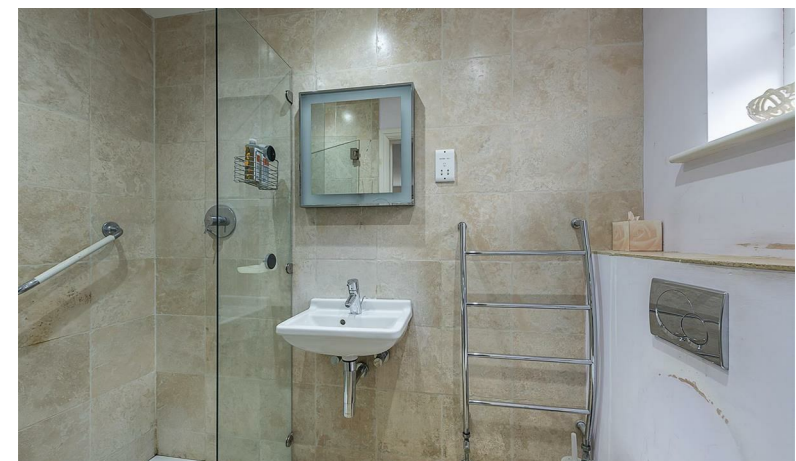
Accommodation

As you step through the front door, you're greeted by a grand, open hall/dining room with stunning oak wood flooring that seamlessly flows into the kitchen. To your left, you'll find an airy and light-filled triple-aspect sitting room, complete with a charming feature fireplace and two sets of double doors leading to the garden, along with front-facing windows that flood the space with natural light. The kitchen/breakfast room boasts an array of both floor and eye-level units topped with elegant oak worktops, complemented by the same beautiful oak flooring. There's also breakfast seating area, convenient access to the rear garden and a handy utility area. The master bedroom is a tranquil retreat,

featuring an ensuite shower room, a built-in wardrobe, and a front-facing window. Two additional double bedrooms also come with built-in wardrobes, ensuring plenty of storage space. The bathroom offers a four-piece white suite with fully tiled walls and floors, perfect for unwinding after a long day.

Outside

The bungalow is perfectly situated in the center of the plot, accessed by a charming gravel driveway that offers ample parking space for multiple vehicles. To the left, you'll find a sturdy single brick-built garage. Gated pathways on both sides of the property lead you to the enchanting and secluded rear garden. A decked seating area invites relaxation, extending to the level lawn bordered by mature hedging and vibrant flowering plant beds.



Directions

From the clock tower proceed out on the Aylesbury Road and take the second left after the petrol Station into Lionel Avenue. Take the first left in to Orchard Close and the property is on the Right at the end.
Council Tax Band F

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		
(69-80) C	74	84
(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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20A Orchard Close
Total Approx. Floor Area 1590 sq ft / 147.7 sq m
Garage 195 sq ft / 18.1 sq m
Total 1785 sq ft / 165.8 sq m



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



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