



**Manor Crescent, Wendover, Bucks, HP22 6HH**



**Manor Crescent,  
Wendover,  
Bucks,  
HP22 6HH**

**Guide Price £685,000  
Freehold**

This fantastic detached family home offers spacious and comfortable living areas, beautifully maintained and ready for you to move in. Located on the sought-after Manor Crescent backing onto open farm land, it's just a short walk to excellent local schools, the train station, and the charming Wendover High Street.

Inside, you'll find an inviting entrance hall, a lovely sitting room, modern kitchen leading into a dining room perfect for gatherings and daily family life. The home boasts four well-sized bedrooms, providing ample space for everyone, and a modern family bathroom.

Outside, the property features driveway parking for several vehicles, a single garage, and a generous rear garden, ideal for children to play and family barbecues. This home truly has everything a growing family needs in a prime location.

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 modernised family home in excellent order throughout situated in an ideal location



### On The Ground Floor

The front door leads to an entrance hall with stairs to the first floor, doors to ground floor rooms, access to understairs storage. The 'L' shaped sitting room is situated at the front of the property boasting a feature fireplace and it has a large window to the front aspect. The kitchen/dining/family room has a fitted kitchen and consists of a range of eye and base level units with worktops over, integrated appliances, tiled flooring and a door to the side. There is a window and double doors to the rear overlooking the garden.

### On The First Floor

The spacious landing has access to the large loft space, convenient airing cupboard and doors to all first floor rooms. There are three spacious double bedrooms, a fourth single bedroom and a family bathroom with fitted white suite.

### Outside

Gated access to the front leads to a paved driveway providing off road parking to the front for several vehicles, there is a lawn area and a detached garage. The generous secure, enclosed rear garden has a raised decked seating area adjacent to the house which leads onto lawn.





## Directions

From Wendover High Street, head along the Tring Road (B4009) and take the left turning into Manor Road. Take the second right into Manor Crescent and the property is on the left 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing and Contact Details

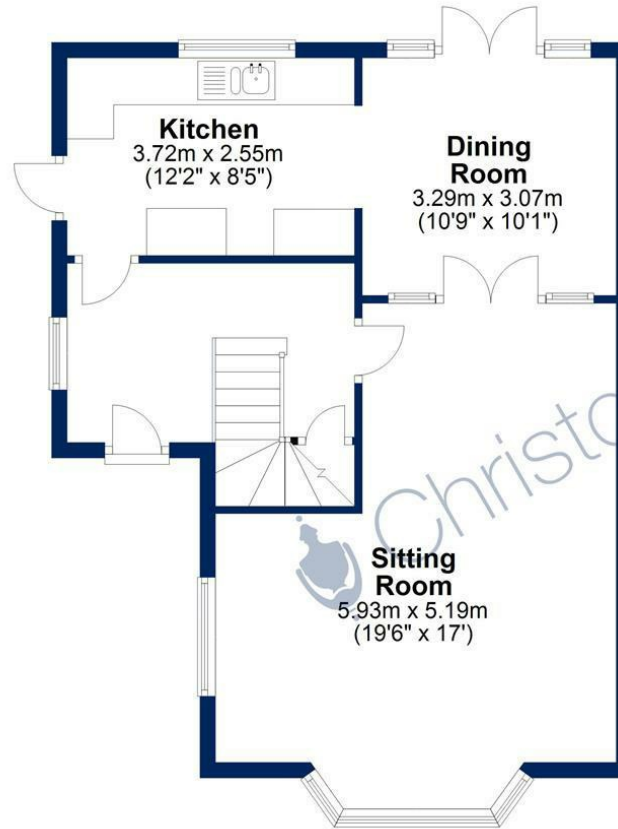


**Christopher Pallet**  
8 High Street  
Wendover  
Buckinghamshire  
HP22 6EA

wendover@christopherpallet.com  
www.christopherpallet.com

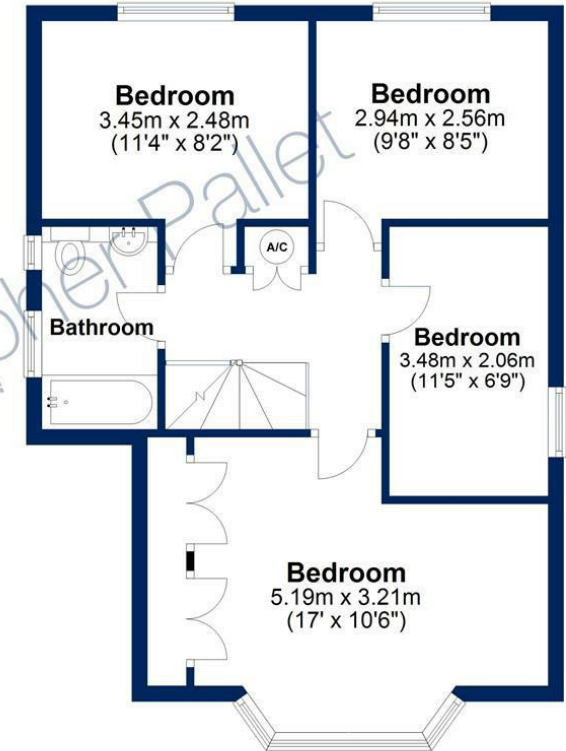
## Ground Floor

Approx. 58.2 sq. metres (626.1 sq. feet)



## First Floor

Approx. 53.2 sq. metres (572.3 sq. feet)



Total area: approx. 111.3 sq. metres (1198.4 sq. feet)  
For illustration purposes only - not to scale



**Christopher Pallet**

Professional advice since 1973