



Grenville Avenue, Wendover, Bucks, HP22 6AJ

 **Christopher Pallet**
Professional advice since 1973

Grenville Avenue,
Wendover,
Bucks,
HP22 6AJ

Guide Price £495,000 Guide
Price

An extended and modernised three bedroom semi detached home with generous gardens and driveway parking. Finished to a high standard by a local builder, a viewing of this property comes highly recommended. No Onward Chain.

The accommodation on offer comprises: entrance hallway, sitting room, brand new kitchen/dining room, brand new fitted bathroom, two double bedrooms, a single bedroom and upstairs toilet. Outside there is a driveway parking and an enclosed rear garden.

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 three bedroom semi detached home completely updated throughout to provide a modern, contemporary family home

On The Ground Floor

The front door leads to a welcoming entrance hall with stairs rising to the first floor and doors to the ground floor rooms. The sitting room is at the front of the house, has a feature fireplace and window to the front aspect. The newly installed kitchen/dining room has a wealth of storage cupboards and built in appliances. There is ample room for a dining table and bifold doors lead to the rear garden. A newly fitted bathroom with three piece suite benefits from a window to the side aspect.

On The First Floor

The landing provides access to the loft space, has a door to the upstairs toilet and doors to the bedrooms. There are two double bedrooms and a third single bedroom/office.

Outside

The front is a shingled area providing parking for two vehicles. The large rear garden has a patio seating area and is laid mainly to lawn.



Directions

From Wendover Clock Tower head along Aylesbury Road and after the park on the right take the second right into Grenville Ave. The property is on the left hand side. Council Tax Band C

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		86
(69-80) C	71	
(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



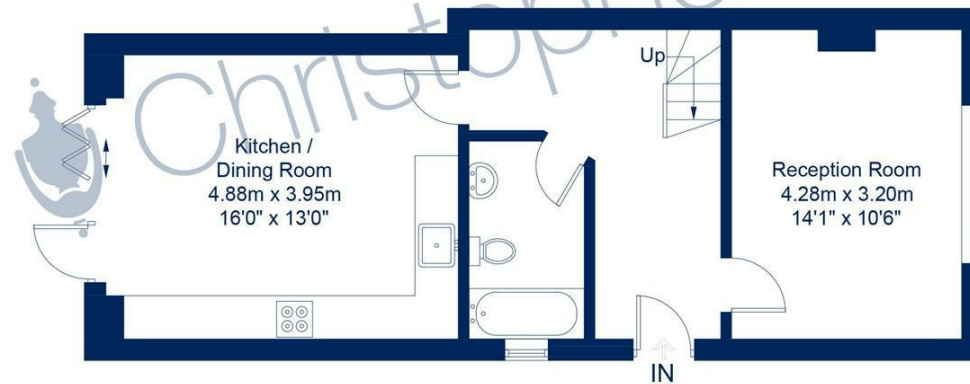
Christopher Pallet
8 High Street
Wendover
Buckinghamshire
HP22 6EA

wendover@christopherpallet.com
www.christopherpallet.com

Grenville Avenue
Total Approx. Floor Area 959 sq ft / 89.1 sq m



First Floor



Ground Floor

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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