



Lionel Avenue, Wendover, Bucks, HP22 6LP



Christopher Pallet
Professional advice since 1973

Lionel Avenue,
Wendover,
Bucks,
HP22 6LP

Offers In Excess Of £650,000
Freehold

OPEN DAY EVENT - SATURDAY 24TH AUGUST - BY APPOINTMENT

Discover this charming three-bedroom semi-detached family home, perfectly positioned in one of Wendover's most desirable neighborhoods. This spacious residence is in good condition throughout. The home boasts a generous rear garden, perfect for outdoor entertaining, gardening, or simply relaxing. Additionally, there is exciting potential to further extend, subject to planning permission, allowing you to customise and expand the living space to suit your needs. One of the standout features of this property is that it comes with no onward chain, ensuring a smooth and swift transaction for the new owners.

Don't miss the opportunity to make this wonderful house your forever home in beautiful Wendover. The accommodation on offer comprises; entrance hallway, sitting room, dining room, kitchen, side lobby with utility area, cloakroom, three bedrooms on the first floor, family bathroom. There is driveway parking and garage to the front and a generous rear garden in the region of 150ft in length.

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.





Well maintained three bedroom family home with a large rear garden

On The Ground Floor

The front door opens to a light hallway with stairs rising to the first floor and doors to both the sitting room and the kitchen. The sitting room is a cosy room to the front of the property with a fireplace. The dining room is to the rear with patio doors opening to the conservatory which leads to the garden. The kitchen can be access from both the hall and the dining room. There is a single drainer sink with cupboard under, a further range of units providing storage with worktops over, space for the usual appliances, window to rear and door to the side lobby. A cloakroom and utility area lead to the rear garden.

On The First Floor

The landing provides access to the loft and all first floor

rooms. There are three generous sized bedrooms, two with built in wardrobes. The family bathroom has a shower cubicle, wash basin and low level wc.

Outside

The rear garden is an exceptional feature of this property with a patio seating area extending to a level lawn with mature hedging to the side borders as well as flowering shrubs, there is a path to the side, steps down to a further area of lawn which backs on to the lane to the rear. There is gated side access to the front. The front garden has a low brick retaining wall to the front boundary with an area of lawn to the left of the drive and a shrub bed. Driveway parking for several vehicles and a single garage with power and light which houses the gas boiler.



Directions

Leave Wendover High street at the clock tower proceed on to Aylesbury road and then turn left into Lionel Avenue and the property is located on the right 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) A		
(81-91) B		83
(69-80) C	68	
(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

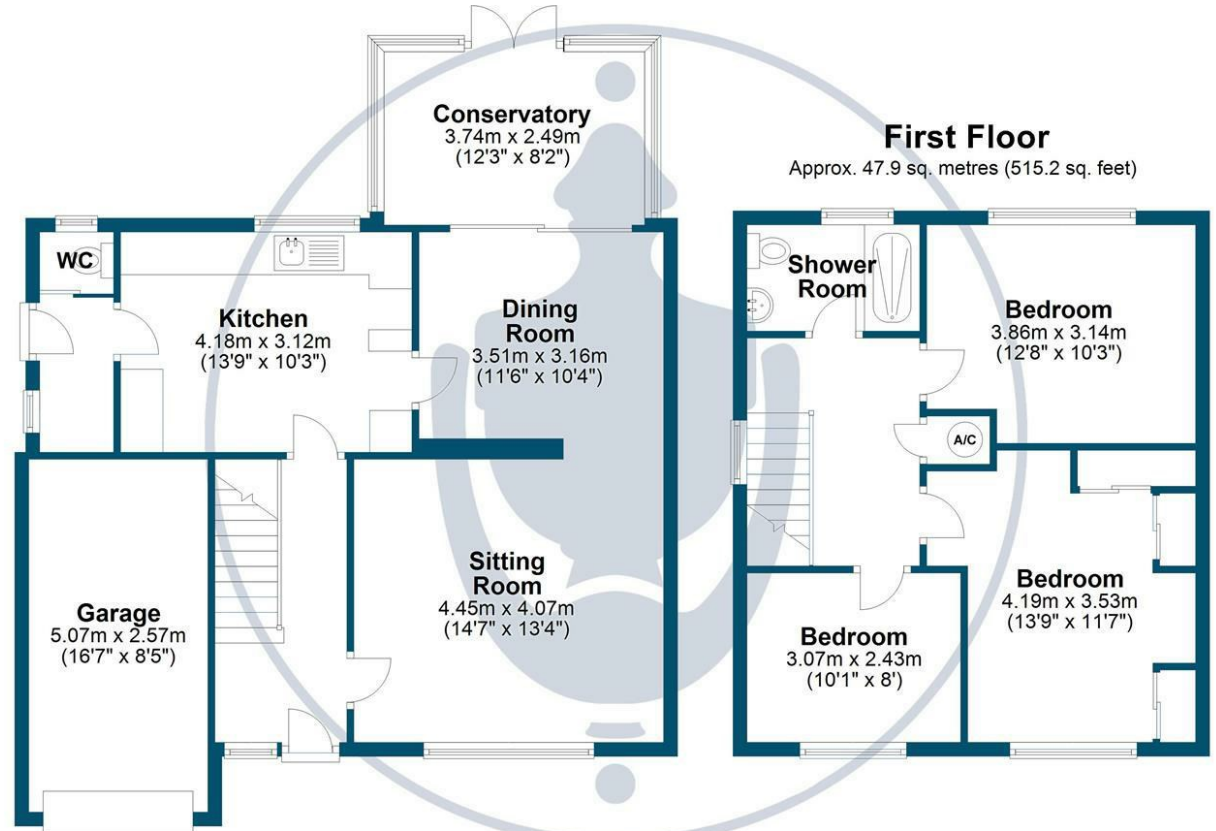


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Ground Floor

Approx. 78.4 sq. metres (843.8 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.2 sq. feet)

Total area: approx. 126.3 sq. metres (1359.0 sq. feet)

For illustration purposes only - not to scale



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