



**Cruickshank Drive, Wendover, Buckinghamshire, HP22 5FD**

 **Christopher Pallet**  
Professional advice since 1973



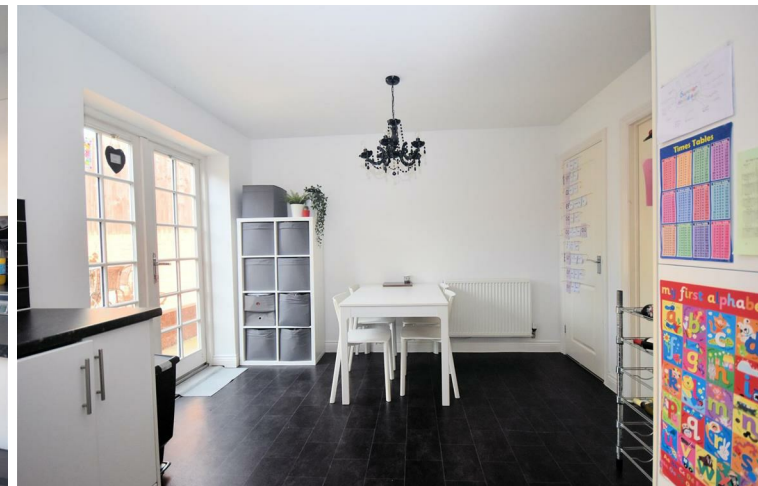
**Cruickshank Drive,  
Wendover,  
Buckinghamshire,  
HP22 5FD**

**Guide Price £500,000  
Freehold**

Located on the edge of Wendover Woods on the popular Princess Mary gate development is this modern three bedroom family home presented in good order throughout. Enjoying a tranquil setting, the property offers versatile living space making it an ideal haven for families seeking both comfort and convenience. In addition the property does offer the potential to extend to both the side and rear subject to the relevant planning permission. We recommend an internal viewing at your earliest convenience.

The accommodation comprises; entrance hall, cloakroom, sitting room, kitchen/dining room, master bedroom with ensuite and a further two bedrooms, bathroom, gardens and carport to side.

Princess Mary Gate is a modern development in Wendover, a sought after village at the foot of the Chilterns with a picturesque village centre. There are a variety of interesting shops, many restaurants, a weekly market and schooling for children of all ages including the grammars schools in Aylesbury. There is a main line railway station with regular trains to London Marylebone taking less than 50 minutes. The A41 provides access to the M25 and the motorway network including M1 and M40.







Conveniently situated just a short distance from Wendover Woods, presented in good order throughout

#### **On The Ground Floor**

The front door opens in to the entrance hall, with the cloakroom on the right and a door opening to the spacious sitting room which has stairs rising to the first floor, window to the front and a door to the kitchen/diner. The kitchen is well fitted with a comprehensive range of cupboards and drawers with integrated appliances where fitted. Ample space for a table and chairs. Window and double doors to the rear garden.

#### **On The First Floor**

The landing provides access to all first floor rooms, the loft access and an airing cupboard. There is a generous

master bedroom to the front with an ensuite shower room. The second bedroom is a double room with a window to the rear and the third bedroom also over looks the rear garden. The family bathroom has a white suite with a low level wc, wash hand basin and a panel bath with tiled splash backs.

#### **Outside**

The front garden has a driveway leading to the carport with a mature shrub and flowering plant borders and a path leading to the front door. To the rear there is a paved patio seating area leading to a good sized lawn that leads to a raised decked seating area. The single carport to the side with double wooden gates opening to additional parking.



## Directions

Traveling up the Tring Road (B4009) and at the second round about turn right and then left onto wood lane, take a right turning at the newsagents into Jeannie Arm Road and at the end of the road turn left into Cruickshank Drive.

Council Tax: Band D

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>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</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



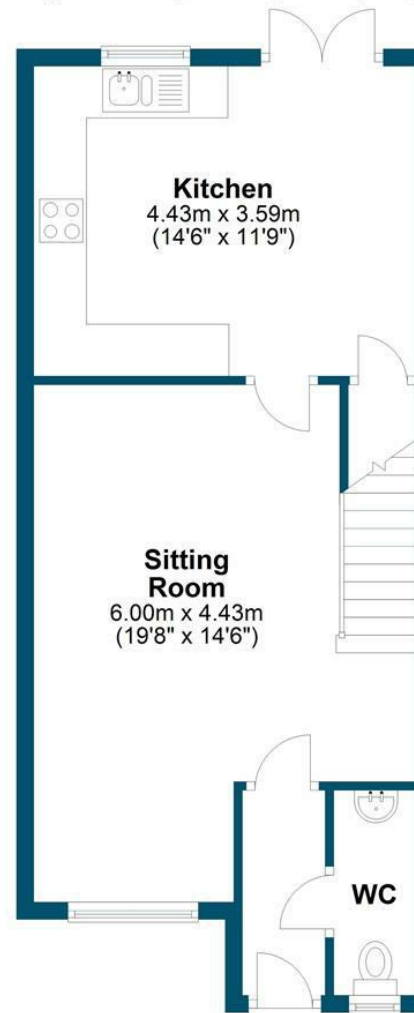
### Christopher Pallet

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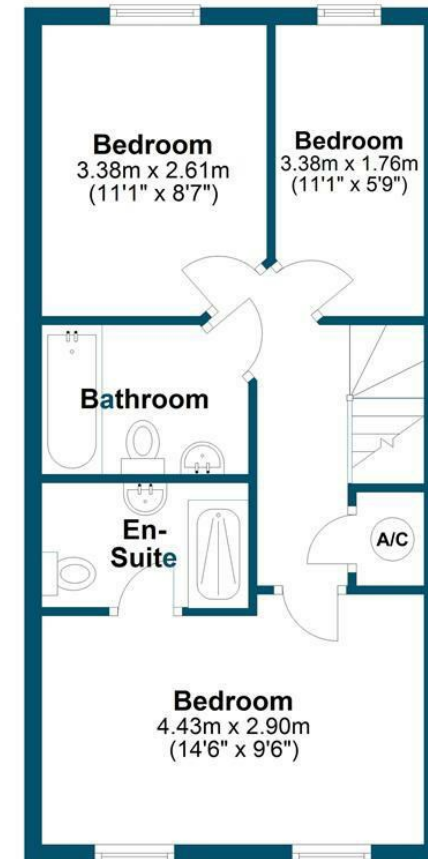
## Ground Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



## First Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



Total area: approx. 87.2 sq. metres (938.9 sq. feet)  
For illustration purposes only - not to scale



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