



**Perry Street, Wendover, Bucks, HP22 6JT**



**Christopher Pallet**

Professional advice since 1973

Perry Street,  
Wendover,  
Bucks,  
HP22 6JT

Offers In Excess Of £450,000  
Freehold

A traditional Victorian semi detached property located on one of Wendover's most desirable streets comes to the market with the benefits of sash windows, radiator heating, wood flooring to the main receptions, a ground floor bathroom and much more. A short walk to the village centre this home can only be appreciated by an internal viewing.

The accommodation comprises; entrance hall, sitting room, dining room, kitchen, rear lobby, bathroom, two double bedrooms, large garden to the rear and a front garden.

Perry Street is a popular location situated close to the village centre of Wendover, a sought after and picturesque village at the foot of the Chilterns. There is 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 two bedroom Victorian semi detached in a sort after location



### On The Ground Floor

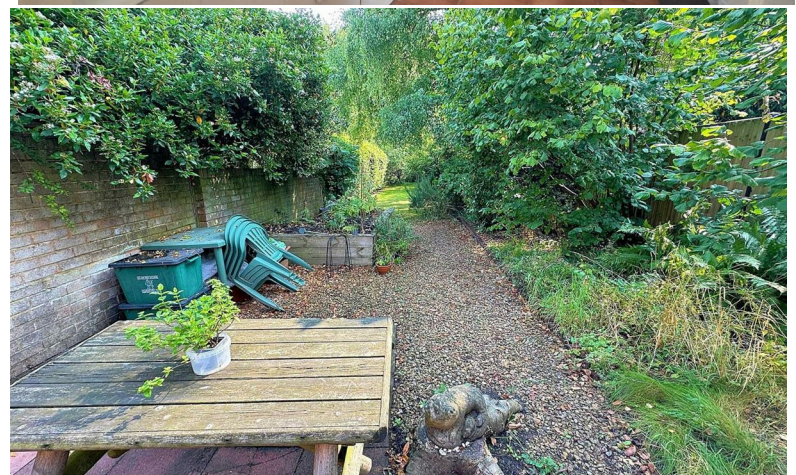
The front door opens to the entrance hall with stairs rising to the first floor and a door on the left into the sitting room. The sitting room has a bay window to the front, a gas fire with wooden mantle over and surround, wood stripped floorboards and a door to the dining room. The dining room also has an open fire with wooden mantle and surround, wood stripped floorboards, double doors to the rear and a door leading to the kitchen. The kitchen has a range of both eye level and floor standing cupboards, integrated appliances of an oven and hob, spaces for additional appliances, window to the side and an opening to the rear lobby, leading to the bathroom, which has a three piece white suite and a window to the side.

### On The First Floor

The first floor landing provides access to all first floor rooms as well as the loft space. The main bedroom is a generous double bedroom with an ornamental cast iron fireplace and two sash windows to the rear. The second bedroom is to the front, also with an ornamental cast iron fireplace, storage cupboard and a sash window.

### Outside

The large rear garden is the real gem of this property. There is a patio seating area along with a large lawn with mature shrubs and flowering plant borders including several fruit bearing trees. Gated side access provides access to the front garden which is enclosed by a brick retaining wall and a mature hedge.



## Directions

Proceed up Wendover High Street and turn right at the mini roundabout in to Dobbins Lane, take the 4th turning right in to Perry Street and the property can be found on the right hand side.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing and Contact Details



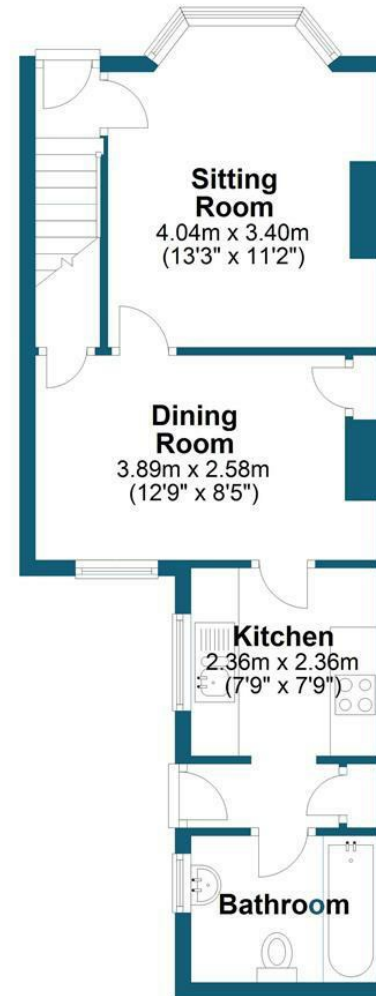
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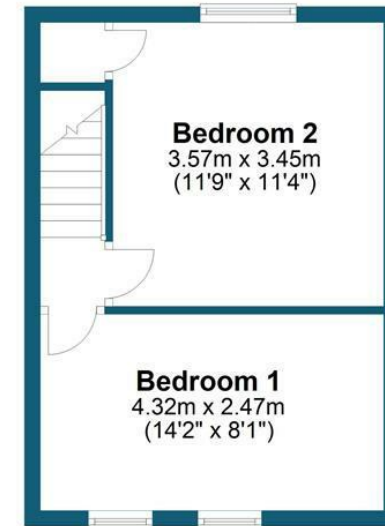
## Ground Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



## First Floor

Approx. 26.7 sq. metres (287.1 sq. feet)



Total area: approx. 66.7 sq. metres (718.3 sq. feet)  
For illustration purposes only - not to scale



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