



**Mcindoe Drive, Wendover, Bucks, HP22 5GF**



**Christopher Pallet**

Professional advice since 1973

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Wendover,  
Bucks,  
HP22 5GF**

**Guide Price £510,000 Freehold**

Conveniently situated just a short distance from Wendover Woods and the village centre 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.

The accommodation comprises; entrance hall, cloakroom, sitting room/dining room, kitchen, two bedrooms with ensuites, a third bedroom, 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 stairs to the first floor and a ground floor cloakroom. The kitchen is well fitted with a comprehensive range of cupboards and drawers with integrated appliances including fridge freezer, dishwasher, gas hob, electric double oven with extractor hood. The sitting room offers generous living space, a large cupboard and double doors opening onto the garden.

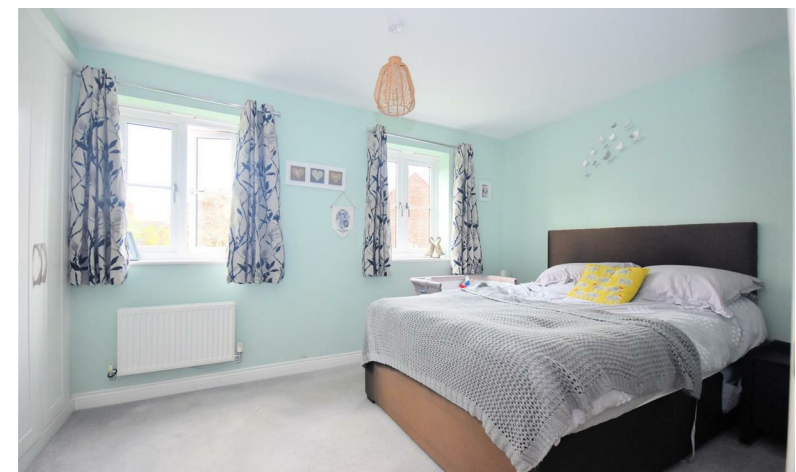
### On The First Floor

On the first floor there is a large 'L' shaped master bedroom to the front with an ensuite shower room.

There is a large second bedroom with a comprehensive range of fitted wardrobes and a 'Jack and Jill' arrangement with the family bathroom and a large single for the third.

### Outside

To the front there is a driveway leading to the carport with a lawn to the side and a path leading to the front door. To the rear there is a paved patio seating area leading to a good size area of lawn. The rear garden enjoys a good degree of privacy. The single carport to the side has a garage door to the front with double wooden gates opening to additional parking to the rear.



## Directions

From the clock tower proceed out on the Tring Road, at the second roundabout turn right and first left in to Wood Lane, proceed up the hill and take the first right in to McIndoe Drive, the property is immediately on the right. Council tax band D. Maintenance charge for the development is £370 per annum.

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

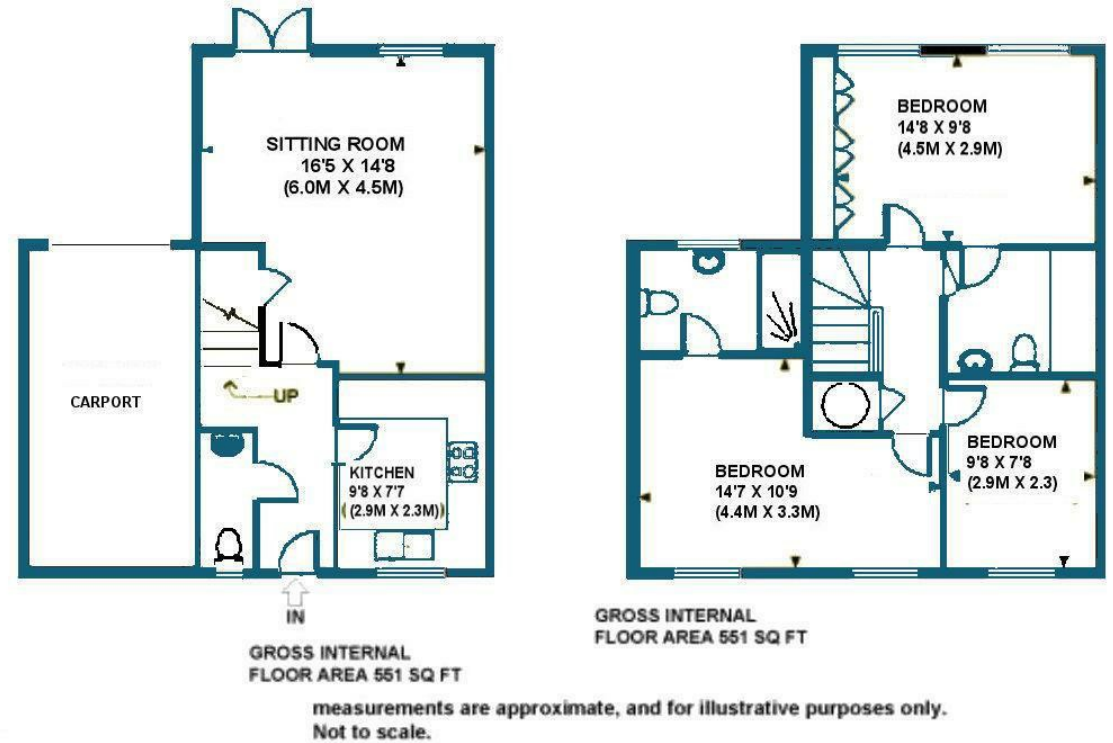
|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</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<br>2002/91/EC |           |
|   | 76                         | 88        |

## Viewing and Contact Details



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