



**Moor Park, Wendover, Bucks, HP22 6AX**



**Christopher Pallet**  
Professional advice since 1973



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Wendover,  
Bucks,  
HP22 6AX**

**Guide Price £315,000  
Leasehold**

**\*\*\*\*Unexpectedly back to the market 13th  
September 2024\*\*\*\***

This delightful flat boasts a modern and stylish interior with excellent presentation throughout. As you step inside, you are greeted by the warmth of oak flooring and doors that shows the quality the vendors have taken to enhance their home. The property features two double bedrooms, perfect for a small family or those looking for a guest room or home office. The bathroom is sleek and contemporary, complementing the overall modern feel of the flat. One of the highlights of this property is the sitting room which overlooks the large rear garden, providing a tranquil view and a sense of serenity. Additionally, the log burner adds a touch of cosiness, perfect for those chilly evenings. The modern kitchen is well appointed with space for the usual appliances. Outside, you will find a large garden to the rear with a large seating area ideal for hosting summer barbecues or simply enjoying the outdoors. In addition there is a vegetable plot, brick shed and additional plant beds to the side.. The off-road parking to the front ensures convenience for residents and their guests. Overall, this purpose-built flat in Wendover offers a perfect blend of modern living and comfort. Don't miss the opportunity to make this property your new home!







Stunning Ground Floor Flat With A Large Rear Garden and Parking

**Accommodation**

The double glazed door opens to a spacious hallway with a perfect space on the right for a working home office, two storage cupboards and access to all rooms. The sitting room is on the right with a lovely outlook to the rear and the log burner adding a focal point to the room. The kitchen is opposite the sitting room and is modern with a range of eye level and floor standing units providing ample storage with granite worktops over. A great utility cupboard houses the washing machine and tumble dryer. The gas boiler was replaced February 2024. There are two double bedrooms with the main bedroom over looking the rear garden and the second to the front. The

bathroom has a white three piece suite and an airing cupboard housing the hot water tank with shelving above.

**Outside**

A truly exceptional feature of this property is the rear garden which is larger than most semi detached homes. With the lawn extending to a large patio seating area enjoying a good degree of privacy, There are extensive flowering plant and shrub borders. A vegetable plot area with gated side access to the garden shed and a further plant border. Side access to the front where the drive way provides parking for several vehicles which a mature hedge border.

## Directions

From the clock tower proceed out on the Aylesbury Road, as you leave Wendover at the Halton Lane mini roundabout turn right. Proceed along Halton Lane and take the 2nd turning right into Moor Park and the property can be found on the right. Council tax band B

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>	67	77
(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

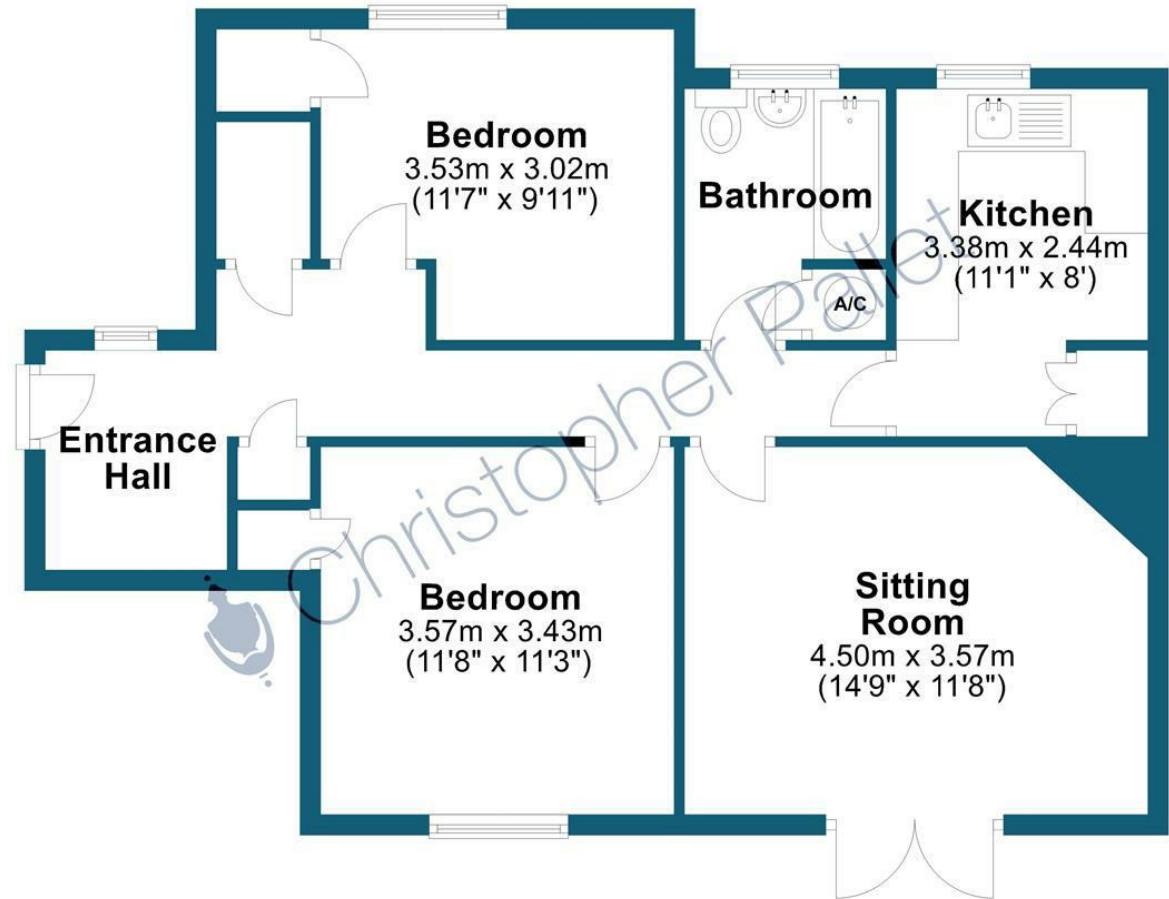


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## Ground Floor

Approx. 67.7 sq. metres (728.4 sq. feet)



Total area: approx. 67.7 sq. metres (728.4 sq. feet)

For illustration purposes only - not to scale



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