



**10 Carrington Crescent  
Wendover  
Bucks  
HP22 6AW**

**Guide Price £365,000**

This two-bedroom property requires modernisation and is being offered with approved planning permission for a single-storey rear extension. It boasts a generously sized garden, around 80ft long, and is located in a desirable area with no onward chain.

The property features: an entrance hallway, living room, kitchen, two bedrooms, and a family bathroom. There is driveway parking to the front, gas to radiator heating and newly installed double glazing. Viewing is highly recommended.

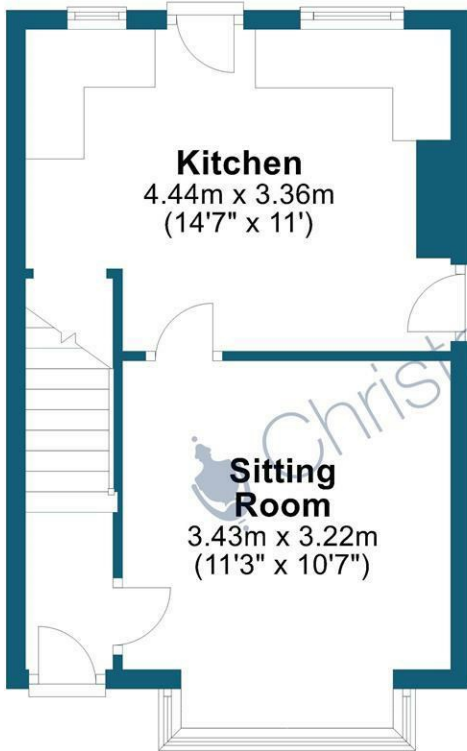
Wendover is a sought-after village at the foot of the Chiltern Hills, known for its charming village centre, a mix of unique shops, various restaurants, a weekly market, and schools for all ages. It also benefits from a mainline railway station with regular services to London Marylebone in under 50 minutes.



**Christopher Pallet**  
Professional advice since 1973

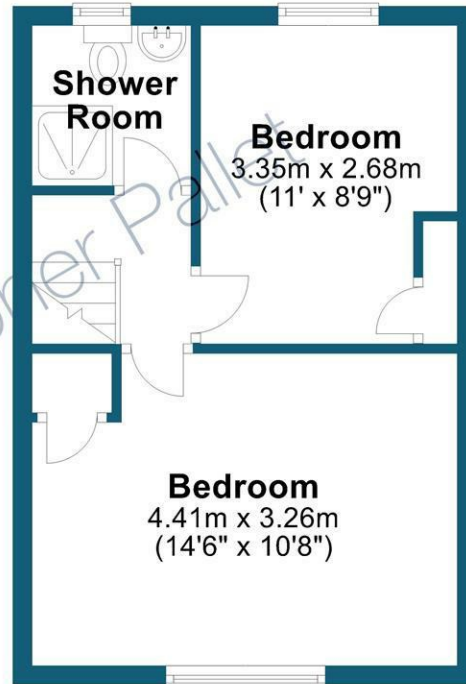
## Ground Floor

Approx. 31.0 sq. metres (333.6 sq. feet)



## First Floor

Approx. 29.6 sq. metres (319.0 sq. feet)




Total area: approx. 60.6 sq. metres (652.6 sq. feet)  
For illustration purposes only - not to scale

### Directions

From Wendover Clock Tower head along Aylesbury Road and after the park on the right take the second right into Grenville Ave. Take the first left into Carrington Crescent and the property is on the left. Council tax band C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</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



#### Christopher Pallet

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