



Grenville Avenue | Wendover | Buckinghamshire | HP22 6AL

 Christopher Pallet  
Professional advice since 1973



**85 Grenville Avenue**  
**Wendover**  
**Buckinghamshire**  
**HP22 6AL**  
**Guide Price £725,000**  
**Freehold**

This beautifully extended and updated four-bedroom semi-detached home in Wendover offers modern, spacious living ideal for a growing family.

The ground floor features an entrance hallway, a cloakroom, a cosy sitting room, a versatile family room, a contemporary kitchen/breakfast area, a utility room and playroom/study. Upstairs, the main bedroom includes an ensuite and dressing room, with three additional bedrooms and a family bathroom.

Outside, the property provides driveway parking for several vehicles, a half garage/store, and an enclosed rear garden with a large garden office. With gas central heating and double glazing throughout, this home is move-in ready. An early viewing is highly recommended.

- Four bedroom semi detached home
- Extended and modernised throughout
- Modern kitchen with granite countertops
- Three reception rooms
- Main bedroom with dressing area
- Ensuite bathroom in master bedroom
- Three spacious additional double bedrooms
- Sunny rear garden with patio
- Large wooden garden room
- Viewing highly recommended







A Four Bedroom Family Home Extended  
and Immaculately Presented Throughout  
Offering Excellent Accommodation





Four generous bedrooms, an ensuite and a modern fitted family bathroom

## On The Ground Floor

Upon entering, a welcoming hallway greets you, leading to a convenient downstairs cloakroom and stairs to the first floor, with doors opening to the main living areas. The kitchen/breakfast room serves as the heart of the home, featuring a sleek, modern design with ample storage, countertops, and integrated appliances. An opening from the kitchen flows into the sitting room, an ideal space for both relaxation and entertaining, with doors leading out to the rear garden. At the front of the property, there's a family room, while a utility room and a quiet study provide additional practicality and a perfect spot for working from home.

## On The First Floor

The landing includes an airing cupboard, loft access, and doors to all first-floor rooms. The main bedroom, overlooking the rear garden, features a dressing area with built-in wardrobes and an ensuite shower room. Three additional double bedrooms offer generous space for family or guests, all served by a stylishly fitted family bathroom with a three-piece white suite.

## Outside

The sunny rear garden is perfect for outdoor living, with a large patio adjacent to the house that's ideal for alfresco dining. The lawn is bordered by planted beds, and there's a spacious wooden garden room that can serve as a home gym, office, or versatile extra space. There is a driveway to the front offering parking for three vehicles and the half garage serves as an excellent storage area.





## Location

Nestled amidst the scenic Chiltern Hills in the heart of rural Buckinghamshire, Wendover unveils itself as a coveted yet discreet gem. This charming market town, cradled at the foot of the Chiltern Hills, boasts a delightful town centre characterized by its picturesque allure.

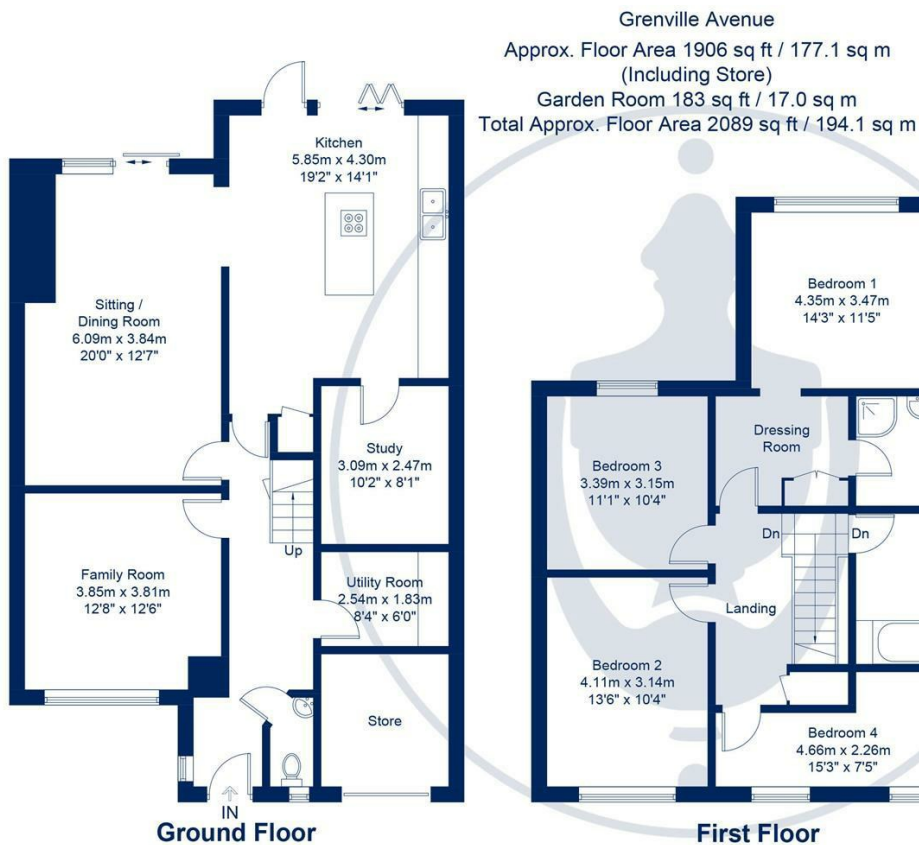
Explore the enchanting streets adorned with a diverse array of captivating shops and numerous enticing restaurants that add to the towns unique charm. Wendover offers a vibrant community life, with a bustling weekly market and educational opportunities catering to children of all ages.

For those seeking connectivity to the bustling capital, Wendover is well-connected with a mainline railway station. Commuting to London Marylebone becomes a seamless experience, with regular trains whisking you to the heart of the city in less than 50 minutes. Wendover stands as a hidden treasure, blending the tranquillity of rural living with the convenience of urban access.

Council Tax: Band F







All measurement of walls, doors, windows and fittings and appliances including their size and location, as shown as standard sizes and therefore cannot be regarded as a representation by the seller.



#### 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 2002/91/EC |           |

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