



Grenville Avenue | Wendover | Bucks | HP22 6AQ

**37 Grenville Avenue
Wendover
Bucks
HP22 6AQ**

**Offers In Excess Of £600,000
Freehold**

A successfully extended four bedroom semi detached home enjoying open plan living. In addition to the single storey extension to the rear, a loft conversion added by the present owners has enhanced the accommodation available with the addition of a bedroom and an ensuite. There is a nice private rear garden with access to the rear and the garage.

The accommodation comprises; entrance hall, sitting room, family room, kitchen/dining room, utility room, cloakroom, three bedrooms on the first floor, family bathroom, master bedroom with ensuite on the second floor, gardens front and rear, garage to rear and driveway parking to the front.

- Extended four bedroom family home
- South east facing rear garden
- Sitting room with log burner
- Three reception rooms
- Kitchen/diner overlooking the rear
- Master bedroom with ensuite
- Three further bedrooms
- Utility room
- Downstairs cloakroom
- Viewing highly recommended





A Four Bedroom Family Home Extended
And Well Presented Throughout
Offering Excellent Accommodation



Generous family home a short walk from the park and other amenities

On The Ground Floor

The front door opens to a welcoming hallway with parquet flooring leading to a convenient downstairs cloakroom and utility room, stairs to the first floor, and a door opening to the sitting room. This cosy room has a Chesney's log burner with oak mantle over, cupboards with shelves above to the two alcoves. An opening leads to the family room with wood effect flooring which follows through to the dining room. The kitchen/dining room over looks the rear garden and has two Velux windows flooding the room with light. The modern kitchen has a single drainer sink with an instant boil tap, a range of units providing ample storage, space for the usual appliances and tiled floor. The utility room provides additional storage cupboards and a door to the front. There is access to the rear garden from the dining room.

On The First Floor

The landing includes stairs to the second floor and doors to all first-floor rooms. There are three bedrooms on the first floor with built in cupboards to the bedroom at the front and an airing cupboard in the rear bedroom. In addition to the bedrooms there is a stylishly fitted family bathroom with a three-piece white suite with a Whirlpool bath.

On The Second Floor

The principal bedroom is a generous room with built in wardrobe space, eaves storage, stunning views to the rear over the Chiltern hills and an ensuite shower room.

Outside

The rear garden has a large paved patio area with a path between two areas of level lawn and a mature Hornbeam hedge. There is a rear gate and a single brick built garage with power and light. The front garden has a brick retaining wall to the front boundary, a block paved driveway and an ornamental garden with paving, stone bed and mature flowering plants to the side.



Location

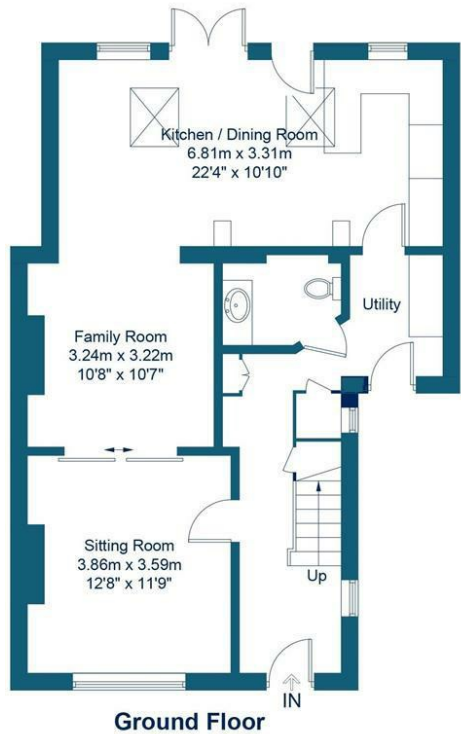
Nestled amidst the scenic Chiltern Hills in the heart of rural Buckinghamshire, Wendover unveils itself as a coveted yet discreet gem. This charming market town, cradled at the foot of the Chiltern Hills, boasts a delightful town centre characterized by its picturesque allure.

Explore the enchanting streets adorned with a diverse array of captivating shops and numerous enticing restaurants that add to the town's 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 tranquility of rural living with the convenience of urban access.

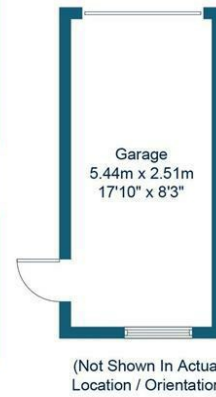
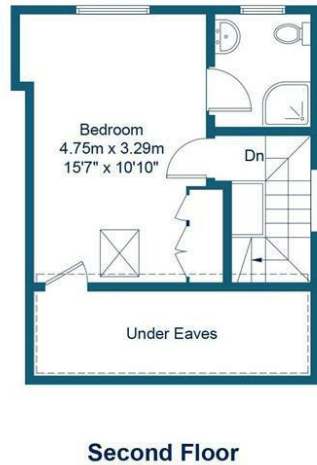
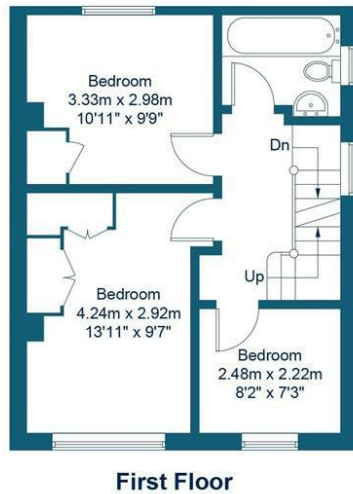
Council Tax Band E.





Total Approx. Floor Area 1436 sq ft / 133.4 sq m
 Garage 146 sq ft / 13.6 sq m
 Total 1582 sq ft / 147.0 sq m (Excluding Under Eaves)

= Reduced headroom below 1.5m / 5'0"



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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Christopher Pallet
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