



Patrick Way | Wendover Park | Aylesbury | Bucks | HP21 9XJ

**Patrick Way
Wendover Park
Aylesbury
Bucks
HP21 9XJ**

**Guide Price £700,000
Freehold**

A Charming Four-Bedroom Detached Family Home in a Prime Southside Aylesbury Location. Situated at the end of a cul-de-sac within a highly sought-after development, this beautifully presented four-bedroom detached home offers the perfect blend of comfort and style for modern family living. Immaculately maintained and ready to move into, this property is sure to impress.

The ground floor features a welcoming entrance hallway, a downstairs WC, a bright sitting room, and a separate dining room ideal for entertaining. The modern fitted kitchen is well-equipped and is complemented by a generously sized utility room. Upstairs, the accommodation comprises four well-proportioned bedrooms, including a main bedroom with an ensuite shower room, as well as a family bathroom. Externally, the property boasts beautifully maintained front and rear gardens, a double garage and driveway provide ample parking for multiple vehicles.

Combining modern comforts with a desirable location, this delightful home is the ideal choice for families seeking space, convenience, and a welcoming neighbourhood atmosphere.





A Charming Four-Bedroom Detached Family Home Excellently Presented in a Prime Southside Aylesbury Location



On The Ground Floor

The front door opens into a welcoming entrance hallway, featuring stairs to the first floor, a conveniently located downstairs cloakroom and access to all ground floor rooms. The sitting room boasts a bay window to the front aspect, creating a bright and inviting space, with a door leading into the dining room. The dining room, with sliding doors opening to the rear garden, seamlessly blends indoor and outdoor living and includes a connecting door to the kitchen. The kitchen is equipped with a modern range of units, complemented by a breakfast bar, integrated appliances, and a window overlooking the rear garden. A door from the kitchen leads to the spacious utility room, which offers additional storage, a window to the rear, and direct access to the double garage and the side of the property.

On The First Floor

The first-floor landing provides access to the loft space, an airing cupboard and doors to all first-floor rooms. There are four generously proportioned bedrooms, with the main bedroom benefitting from an ensuite shower room. A well-appointed three-piece white family bathroom serves the remaining bedrooms.

Outside

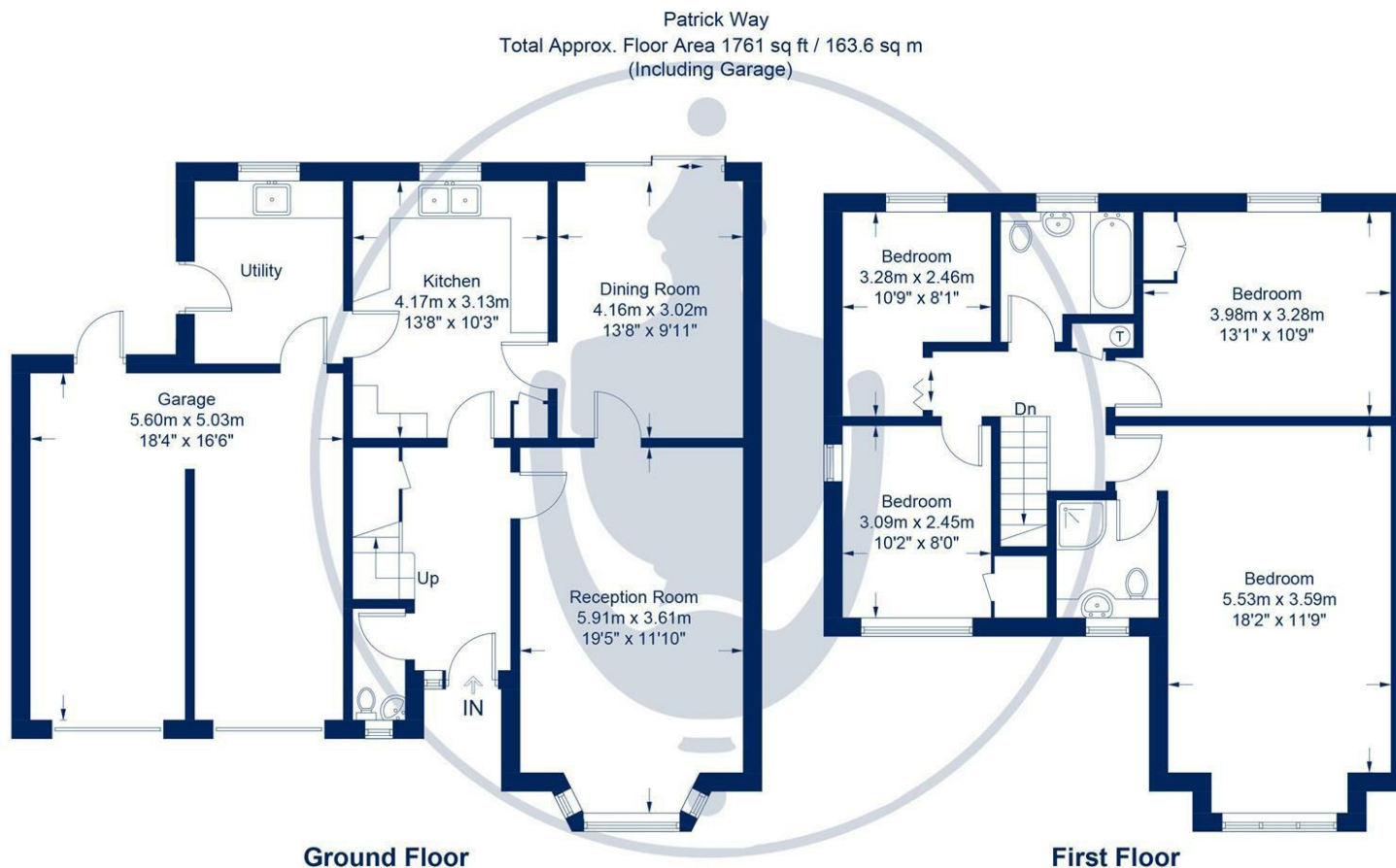
The front of the property features a driveway with parking for multiple vehicles, leading to a double garage. A neatly lawned area with a retaining hedgerow adds curb appeal, while gated side access leads to the rear. The rear garden boasts a spacious patio seating area adjacent to the house, transitioning to a lawned garden with well-maintained planted borders, creating a perfect space for relaxation and entertaining.



Wendover Park is a highly sought-after development on the south side of Aylesbury, perfectly suited for family living. With convenient access to the A413, it provides excellent transport links towards London and the M40. The location is equally positioned between Aylesbury and Stoke Mandeville train stations, both offering mainline services to London Marylebone, ideal for commuting families.

For education, the area is a prime choice, within walking distance of Aylesbury Grammar School and High School, and falling within the catchment for William Harding Combined School. Families will also appreciate the array of nearby amenities, including a small parade of shops, the Guttman Gym and Swimming Pool, and Stoke Mandeville Hospital, all within easy walking distance. Wendover Park truly combines convenience, community, and a family-friendly atmosphere.






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) A		
(81-91) B		83
(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 	

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