



Scarlett Avenue | Wendover | Buckinghamshire | HP22 5FB

 Christopher Pallet
Professional advice since 1973

**8 Scarlett Avenue
Wendover
Buckinghamshire
HP22 5FB**

**Offers Over £700,000
Freehold**

Guide Price £700,000 to £750,000. Viewings to commence on Saturday 22nd March - Call now to register your interest.

At nearly 2,300 sq. ft., this immaculate and spacious family home offers five large double bedrooms, providing flexible living for all requirements. Nestled at the foot of the stunning Wendover Woods and just a short walk from the bustling market town, this home benefits from excellent transport links, including direct trains into London.

One of the largest homes within the sought-after Princess Mary Gate development, this grand five-bedroom residence is beautifully presented. With an abundance of natural light and high-quality finishes, the home offers three bathrooms and a downstairs cloakroom, seamlessly blending modern comfort with a welcoming, homely feel.

- Spacious five-bedroom family home
- Nearly 2,300 sq. ft. of space
- Stunning Wendover Woods backdrop
- Private carport and garage parking
- Light-filled open-plan kitchen diner
- Large formal living room space
- Master suite with dressing room
- Two top-floor double bedrooms
- Ideal for flexible family living
- Viewing by appointment





With its prime location, versatile layout, and beautiful surroundings, this exceptional home is the perfect blend of convenience, space, and countryside living.



On The Ground Floor

A charming wisteria-adorned entrance welcomes you into a tidy hallway, where a convenient cloakroom toilet sits to the left. To the right, the capacious formal living room provides a relaxing space with generous proportions, perfect for unwinding in the evenings. The heart of the home lies in the open-plan kitchen and dining area, which has been thoughtfully planned to enhance natural light and maximize garden views. This space is ideal for entertaining guests and accommodating busy family meals, with direct access to the rear garden.

On The First Floor

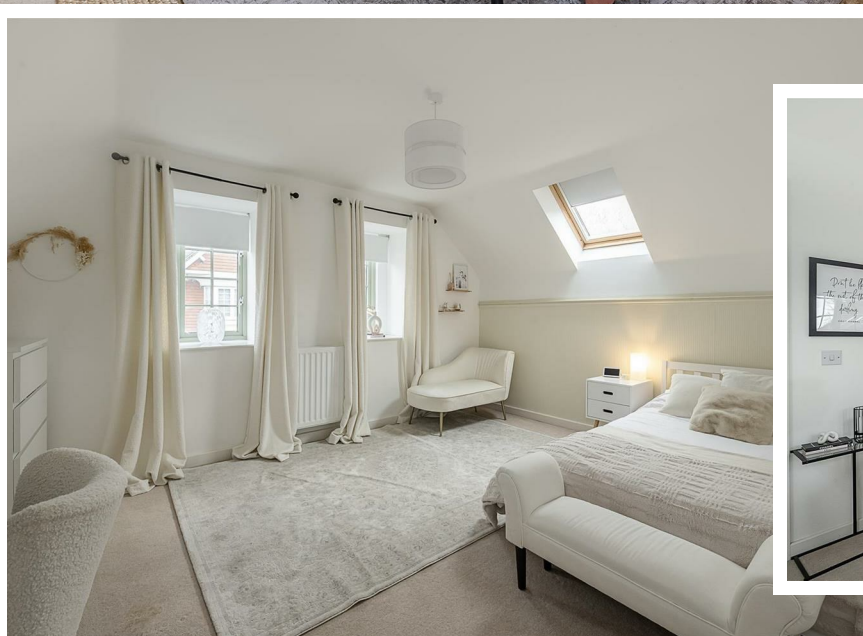
Ascending to the first floor, an open and airy landing leads to two spacious double bedrooms, offering flexibility for family living. Centrally positioned, the stylish family bathroom features a separate bath and shower. The impressive master suite, boasts a walk-in dressing room and a private en-suite, creating a serene and luxurious retreat.

On The Second Floor

The second floor is home to two further generously sized double bedrooms, each with ample storage. These rooms share a well-appointed shower room, making this level perfect for teenagers, guests, or dedicated home office spaces.

Outside Space

The outdoor space is as impressive as the interior. The private, rear garden provides a peaceful sanctuary for relaxation and outdoor entertaining, with plenty of space for children to play or for al fresco dining.



Location

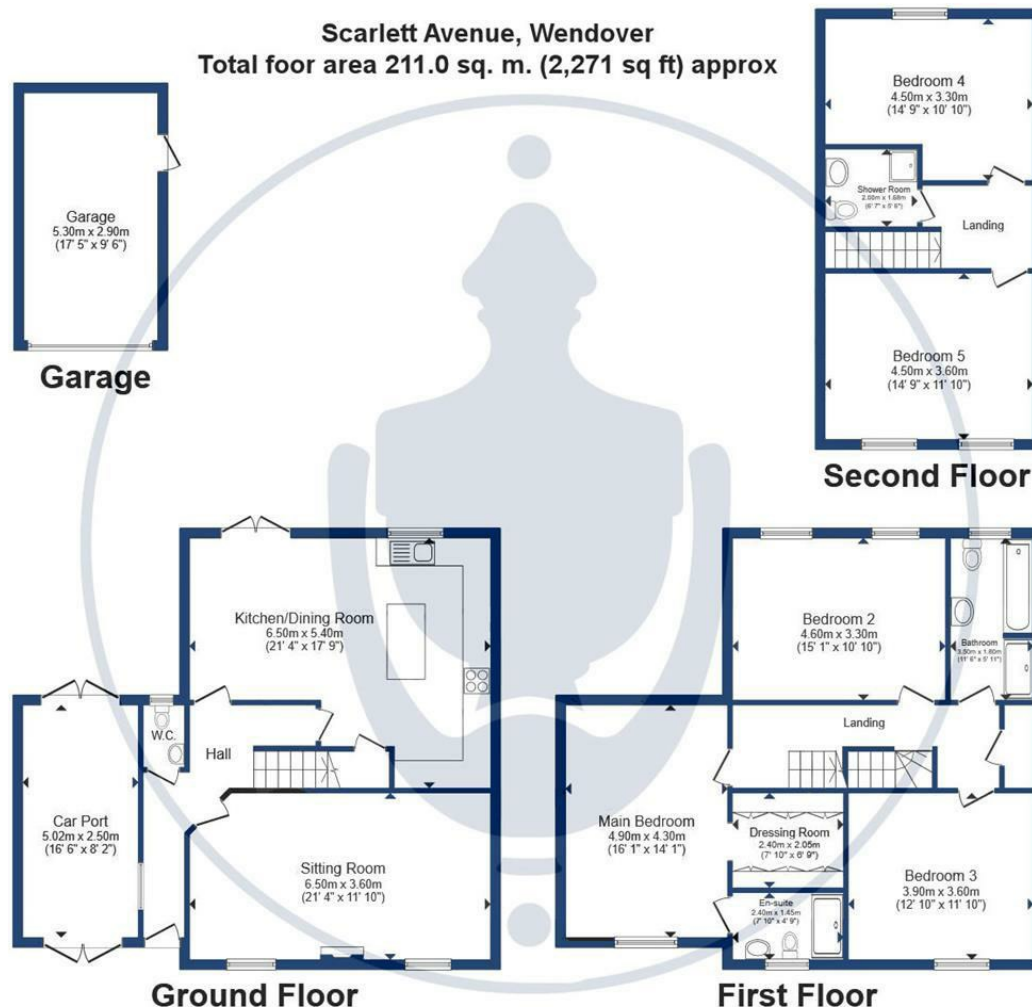
Nestled amidst the scenic Chiltern Hills in the heart of rural Buckinghamshire, Wendover unveils itself as a coveted yet discreet gem. This charming market town, cradled at the foot of the Chiltern Hills, boasts a delightful town centre characterized by its picturesque allure.

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) A		
(81-91) B		
(69-80) C		
(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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