



Halton Wood Road, Wendover, Bucks, HP22 5QH

 **Christopher Pallet**
Professional advice since 1973

**Halton Wood Road,
Wendover,
Bucks,
HP22 5QH**

**Guide Price £400,000
Freehold**

A spacious two bedroom semi detached home situated in a quiet cul de sac location, presented in excellent order, updated and improved throughout to the credit of the present owners

The property enjoys a quiet elevated position backing onto woodland and benefits from a refitted kitchen, downstairs cloakroom, utility area and refitted bathroom. The accommodation comprises; entrance hall, cloakroom, sitting room/dining room, kitchen, utility area, two bedrooms, bathroom, front & rear gardens.

Wendover is a sought after village at the foot of the Chiltern Hills with a picturesque village centre. There are a variety of interesting shops, many restaurants, a weekly market and schooling for children of all ages. There is a main line railway station with regular trains to London Marylebone taking less than 50 minutes.





A beautifully presented two bedroom home backing onto Wendover Woods

On The Ground Floor

The front door opens to the entrance hall with stairs rising to the first floor, doors to the sitting room dining room, open to the cloakroom, utility area and kitchen. The sitting/dining room has windows to the front and rear aspects and a feature fireplace. The kitchen has been refitted with a range of modern storage units, integrated appliances where fitted, a window and door to the rear garden. The utility area is fitted with wall and base units with space for a tumble dryer and washing machine, a window to the front aspect and access to the cloakroom.

On The First Floor

The landing has a window to the rear aspect, access to the loft and doors to all first floor level rooms. There are two double bedrooms and the main bedroom has built in wardrobes along one wall. The bathroom has been refitted with a modern, white three piece suite and has a window to the rear aspect.

Outside

The front garden is laid to lawn with a pathway to the front door and flowering plant beds. The rear garden has a large patio seating area adjacent to the house with steps up to a lawn area. Enclosed by panel fencing and backing on to the Chiltern hills and Wendover woods.



Directions

From the clock tower proceed out on the Tring Road, at the roundabout turn right, take the next right into Beechwood Lane and then first left in to Tedder Road. At the open green turn right and then first left and the property is on the right hand side.
Council Tax: Band C

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(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
		

Viewing and Contact Details

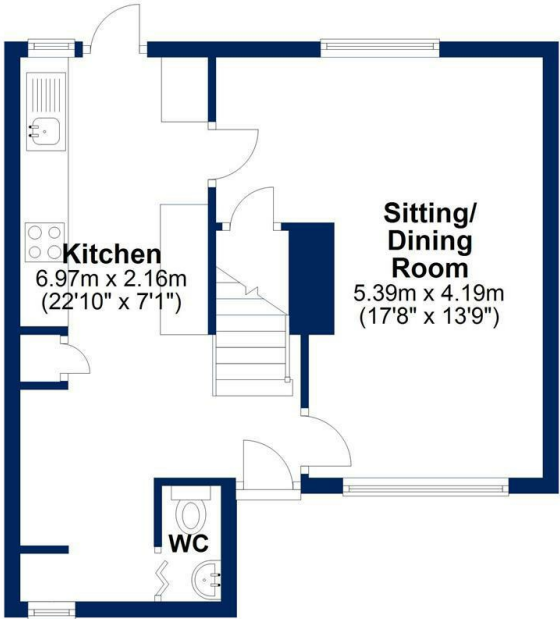


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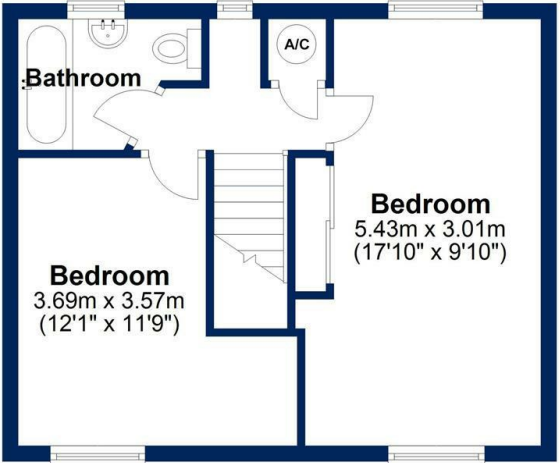
Ground Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Total area: approx. 76.7 sq. metres (825.5 sq. feet)
For illustration purposes only - not to scale



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