



**Chiltern Road, Wendover, Buckinghamshire, HP22 6DB**

 **Christopher Pallet**  
Professional advice since 1973



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Wendover,  
Buckinghamshire,  
HP22 6DB

Guide Price £695,000  
Freehold

Nestled on one of Wendover's most desirable roads, this charming and well presented family home offers both comfort and potential in equal measure. Boasting spacious, well proportioned rooms throughout, the property also benefits from a generous rear garden ideal for family life and outdoor entertaining. With scope to extend further (subject to the necessary planning permissions), this is a rare opportunity to create your dream home in a prime location.

The accommodation on offer comprises: entrance hallway, reception room, sitting room, family room, kitchen, downstairs cloakroom, three double bedrooms, family bathroom. There is driveway parking to the front and a large rear garden.

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 delightful family home  
with spacious accommodation and  
a generous rear garden

#### On The Ground Floor

The front door opens to a bright entrance hall with stairs rising to the first floor with cupboard space under, access to the cloakroom/shower room and doors to the main ground floor rooms. On the left is a family room with a window to the front, reception room on the right with a fireplace with a tiled inlay, wooden mantle over and a bay window to the front. The sitting room also has a cast iron fireplace, double doors open to the rear garden. The kitchen has a range of both eye level and floor standing cupboards providing storage with worktops and integrated appliances where fitted. Doors open to the conservatory which over looks the rear garden.

#### On The First Floor

The main bedroom is situated at the front of the property and features a large window that fills the space with natural light, creating a bright and airy atmosphere. Two further well-proportioned bedrooms overlook the rear garden and benefit

from built-in cupboard space. The family bathroom is fitted with a modern three-piece white suite, including a stylish corner bath, and enjoys natural light through a side-facing window. A spacious landing provides access to all first-floor rooms, along with a generously sized eaves storage cupboard located partway up the staircase, ideal for additional storage needs.

#### Outside

The rear garden has a paved patio which extends to the path between two lawn areas which leads to the garden sheds, summer house and vegetable garden. The borders have mature flowering plant and shrub beds. The front garden has a block paved driveway providing ample parking for two cars and enclosed by close board fencing.





## Directions

From the High Street, turn into Dobbins Lane and take the 3rd turning right in to Chiltern road and the property can be found on the left hand side.  
Council Tax: Band E

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		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

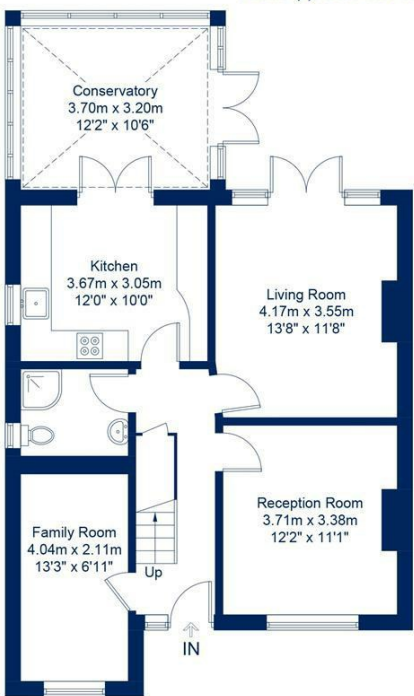
## Viewing and Contact Details



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Total Approx. Floor Area 1409 sq ft / 130.9 sq m



Ground Floor



First Floor

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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