



Lionel Avenue | Wendover| Bucks | HP22 6LS

 Christopher Pallet  
Professional advice since 1973

**53 Lionel Avenue  
Wendover  
Bucks  
HP22 6LS**

**Offers In Excess Of £815,000  
Freehold**

An exceptional detached home, thoughtfully remodelled, extended, and significantly enhanced including all new electrics, plumbing, gas boiler and hot water tank by the current owner. Among the many high-quality improvements are: underfloor heating throughout the ground floor, a newly added double garage with utility area (built with foundations designed to support a future first-floor extension), a stunning rear extension featuring a vaulted ceiling that now houses a relocated, contemporary kitchen, solar panel heating to a Tesla battery and much more. The home also benefits from a luxurious ensuite and dressing area, with numerous further upgrades throughout.

To truly appreciate everything this remarkable property has to offer, contact Christopher Pallet at your earliest convenience.

- Stunning interior
- Under floor heating to the ground floor
- Vaulted ceiling to the rear reception
- Double garage and utility area
- Universal use summer house
- Viewing by appointment





Stunning detached home completely  
remodeled, extended and vastly  
improved by the present owners



Under floor heating on the ground floor and solar panels charging to a Tesla battery

#### On The Ground Floor

The front door opens into a bright and spacious entrance hall, beautifully finished with engineered oak flooring. To the right, you'll find convenient storage cupboards, a butler sink, access to a cloakroom, an additional storage cupboard, a Velux ceiling window, and a front-facing window that enhances the natural light. To the left, there is internal access to the double garage and a generous utility area housing the gas boiler and heating system. This space also features a striking ceiling lantern and a rear door for added practicality. At the rear of the property lies the stunning kitchen/family room, which extends into a large vaulted ceiling addition with automatically operated Velux windows. The kitchen is fitted with a comprehensive range of eye-level and base units topped with elegant granite worktops. Integrated appliances include a range-style cooker and a fridge, while the central island offers further storage and preparation space. The adjoining family and dining area is a truly impressive, triple-aspect space, flooded with natural light from a side facing bi-fold window and full width bi-fold doors opening to the rear garden. This beautifully designed room features Karndean flooring and a stylish ceiling-mounted log burner, creating a warm and inviting focal point. Underfloor heating extends throughout the entire ground floor, providing both comfort and efficiency.



#### On The First Floor

The first-floor landing offers access to all principal rooms on this level, including the loft, a linen storage cupboard, and a side-facing window that brings in natural light. To the rear, the spacious principal bedroom features an extensive range of fitted wardrobes and a dedicated dressing area that leads into a luxurious en-suite. This beautifully appointed en-suite is fully tiled and includes a modern shower cubicle, twin washbasins, and a sleek wall-mounted WC. Two additional well-proportioned bedrooms are located to the front and side of the property. Completing the first floor is the impressive family bathroom, also fully tiled, and fitted with a stylish three-piece white suite.

### Outside

The rear garden features a generous paved seating area, ideal for outdoor dining and entertaining, which opens onto a well maintained level lawn. A paved pathway runs alongside the lawn, leading to a charming summer house equipped with power, lighting, and plumbing for a shower and WC offering excellent potential for a home office, guest space, or garden retreat. The garden benefits from side access and is securely enclosed, with a brick wall along the right boundary and close board fencing to the left and rear, ensuring privacy. To the front, the garden offers gravel hard standing suitable for parking, bordered by a traditional post and rail fence along the front boundary.

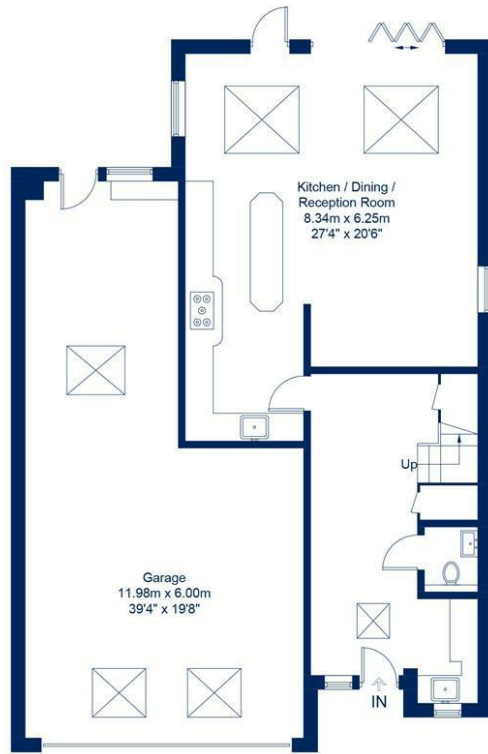
### Location

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.

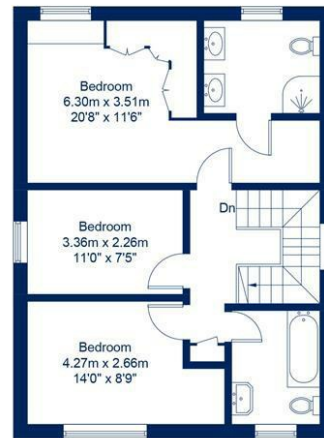
Council Tax Band F



Lionel Avenue  
 Total Approx. Floor Area 1368 sq ft / 127.1 sq m  
 Garage / Summer House 844 sq ft / 78.4 sq m  
 Total 2212 sq ft / 205.5 sq m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

**Christopher Pallet Estate Agents**  
 8 High Street  
 Wendover  
 Buckinghamshire  
 HP22 6EA

Call us on 01296 625000  
[wendover@christopherpallet.com](mailto:wendover@christopherpallet.com)  
[www.christopherpallet.com](http://www.christopherpallet.com)



**Christopher Pallet**  
 Professional advice since 1973