



Cruickshank Drive | Wendover | Buckinghamshire | HP22 5FD

 Christopher Pallet
Professional advice since 1973

**40 Cruickshank Drive
Wendover
Buckinghamshire
HP22 5FD**

**Guide Price £695,000
Freehold**

A well presented detached family home, ideally situated within a sought-after modern development. This well-maintained property boasts excellent kerb appeal and has an attractive garden to the rear.

The spacious accommodation includes an entrance hallway, downstairs cloakroom, study, generous sitting room, kitchen/dining room, utility room, four well-proportioned bedrooms, an en-suite to the master and a family bathroom.

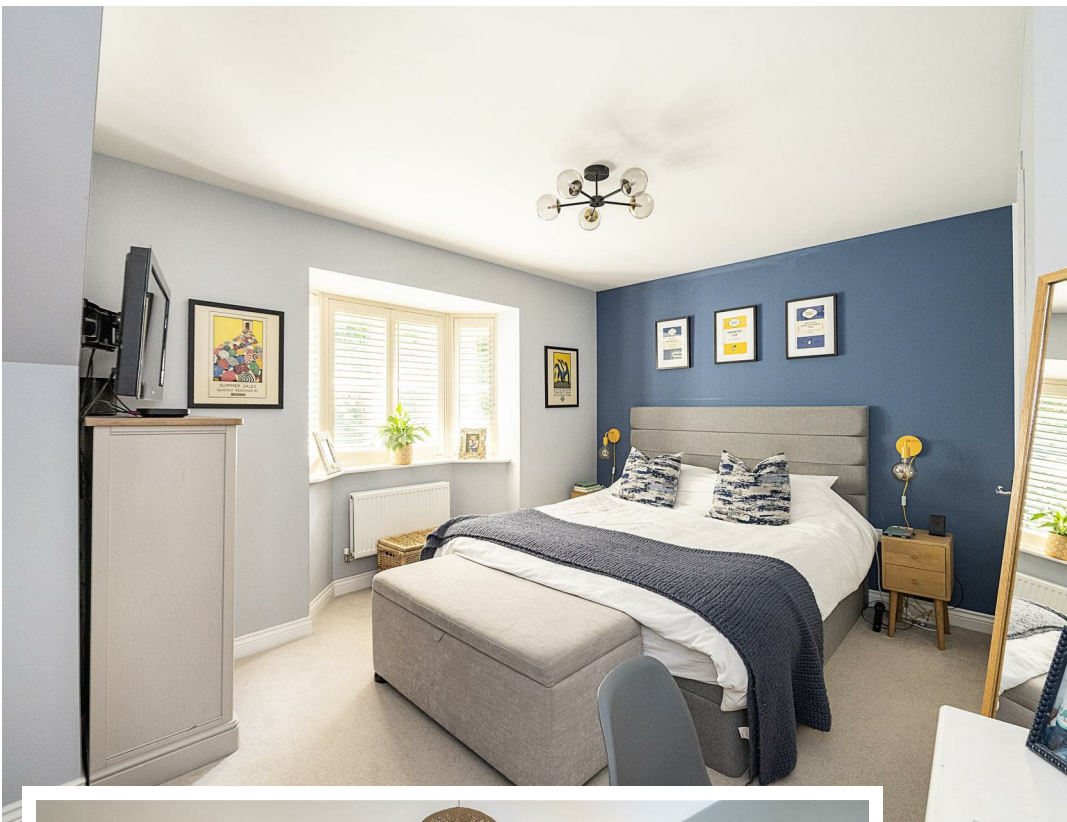
Outside, the property features a double carport and a private, walled rear garden, perfect for family living and entertaining.

- Detached home in prime location
- Sought-after modern development setting
- Excellent kerb appeal
- Light-filled, generous sitting room
- Modern kitchen and dining area
- Handy separate utility room
- Four well-proportioned bedrooms
- En-suite to master bedroom
- Double carport and driveway parking
- Private walled rear garden





A detached family home, maintained in excellent condition and boasting fantastic kerb appeal



Presented in excellent order throughout, an early viewing comes highly recommended

On The Ground Floor

A storm porch shelters the front door, which opens into a welcoming entrance hallway with stairs rising to the first floor. There is a useful under-stairs storage cupboard, a downstairs cloakroom, and a front-facing study that overlooks the garden. The utility room is fitted with storage units, a sink, and plumbing for a washing machine. The sitting room features a bay window to the front and connects through to the spacious kitchen/diner. The kitchen is fitted with a range of eye-level and base units, along with integrated appliances and double doors leading to the rear garden.

On The First Floor

The master bedroom benefits from fitted wardrobes and a modern en-suite shower room. There are three further generously sized bedrooms, all well-proportioned and ideal for family use or guests. A family bathroom with a white three-piece suite completes the upstairs accommodation.

Outside

To the rear, the walled garden has also been thoughtfully planned, featuring a patio area perfect for outdoor dining, a well-kept lawn and established plants and shrubs. Gated rear access leads to the double carport that provides off-road parking.



Situated at the foot of the scenic Chiltern Hills, Wendover is a charming market town in rural Buckinghamshire that offers a blend of countryside appeal and modern convenience. Its attractive town centre features a range of independent shops, cafés, and restaurants, creating a welcoming and lively atmosphere.

Wendover has a strong sense of community, with a weekly market and a variety of local events throughout the year. The town also provides excellent educational options for families, catering to children of all ages.

For those needing access to the capital, Wendover is well-served by its mainline railway station, offering direct services to London Marylebone in under 50 minutes. With its combination of natural beauty, community spirit, and practical transport links, Wendover presents an ideal balance of rural living and city connectivity.

Council Tax: Band E

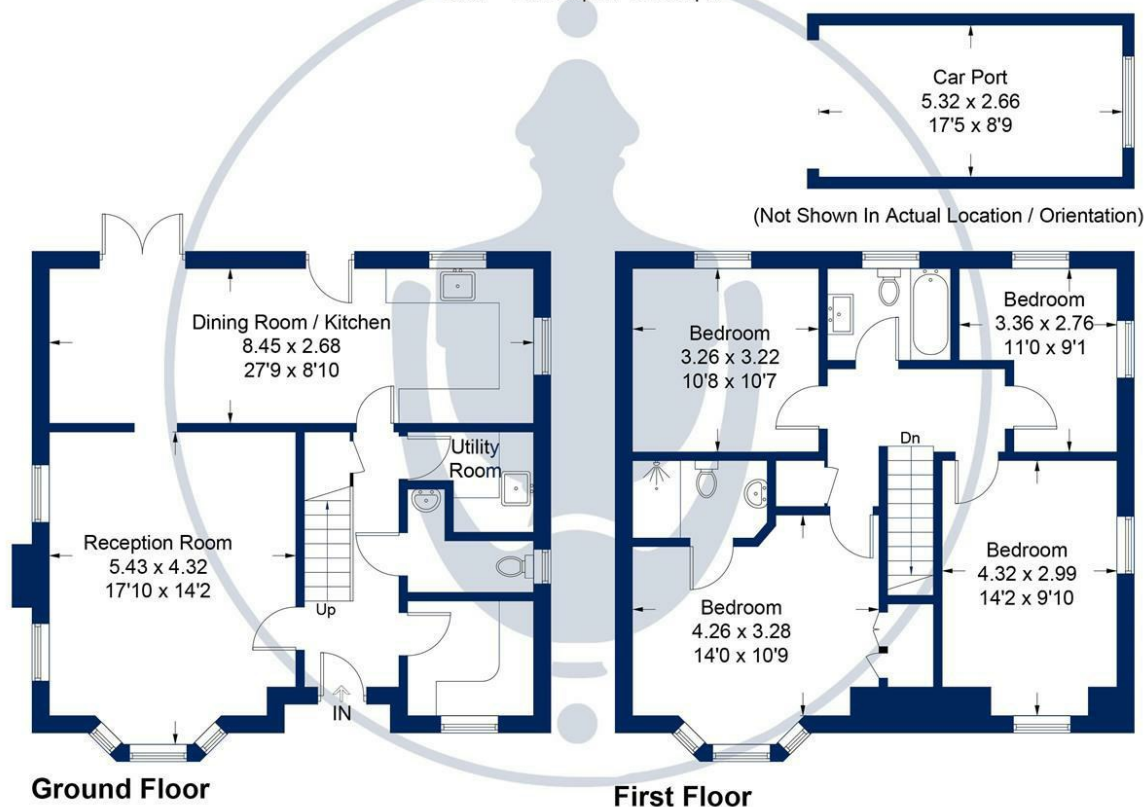


Cruickshank Drive

Approximate Gross Internal Area = 132.8 sq m / 1429 sq ft

Car Port = 14.0 sq m / 151 sq ft

Total = 146.8 sq m / 1580 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1205355)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	76	
(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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