



Boddington Road, Wendover, Buckinghamshire, HP22 6HY



Christopher Pallet
Professional advice since 1973

**Boddington Road,
Wendover,
Buckinghamshire,
HP22 6HY**

**Guide Price £495,000
Freehold**

A three bedroom semi detached home with great potential. Located a short walk from the village centre with views of the Chiltern hills to the rear and close to other local amenities. The property is ideal for a buyer looking to enhance a property to release the full potential. We recommend an internal viewing to appreciate.

The accommodation comprises; entrance hall, sitting room, conservatory, kitchen, utility room, cloakroom, three double bedrooms, shower room, gardens front and rear and a driveway.

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 spacious three bedroom home with great potential to enhance

On The Ground Floor

The entrance hall has a storage cupboard, stairs rising to the first floor and doors to the sitting room and the kitchen. The sitting room has a fireplace (not used) window to the front and patio doors opening to the conservatory which has under floor heating and doors opening to the rear garden. The kitchen overlooks the rear garden. There is a single bowl sink with cupboards under as well as some additional units providing storage with work top over. There are spaces for all the usual appliances and a door to the utility room and cloakroom. There is a door to the garden from the utility..

On The First Floor

The first floor landing provides access to the loft and all first floor rooms. There are three bedrooms with built in cupboards in all of the rooms. There is a shower room with a three piece suite.

Outside

The property is on a large plot with a patio seating area to the rear leading to the lawn and backs on to open farmland and the Chiltern hills beyond. There is a shed and greenhouse, mature flowering shrubs and plants. The garden extends down the side of the property and to the front garden. There is driveway parking to the front with a pathway to the front door.




Directions

Leave Wendover along Tring Road and take the first right then left into Colet road. Turn right into Hampden road and then 2nd left into Boddington road,

Council Tax: Band D

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		
(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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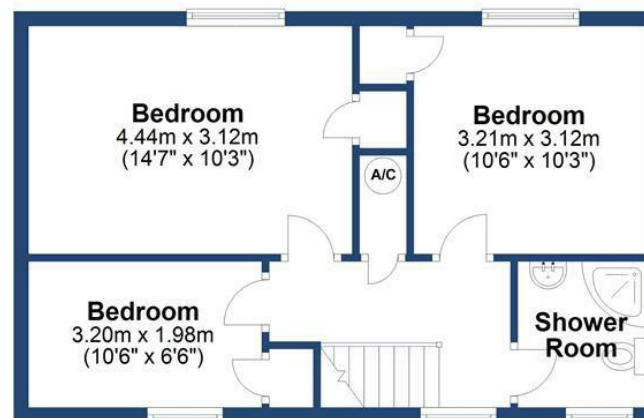
Ground Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



Total area: approx. 88.7 sq. metres (954.6 sq. feet)
For illustration purposes only - not to scale



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