



Badgers Meadow, Wendover, Bucks, HP22 6PW



Christopher Pallet
Professional advice since 1973

**Badgers Meadow,
Wendover,
Bucks,
HP22 6PW**

**Guide Price £495,000
Freehold**

This beautifully maintained and immaculately presented three bedroom home is now available for sale with no upper chain. The home boasts a contemporary kitchen with high-quality integrated appliances, perfectly blending style and functionality, as well as modern, sleek bathroom fittings designed for comfort and convenience. This home has been thoughtfully considered to create a warm and inviting living space. Situated in a highly desirable location, the property is just a short stroll from the village centre and railway station, offering the perfect balance of tranquility and connectivity. For your accompanied appointment to view call us at your earliest opportunity.

The accommodation comprises; entrance porch, cloakroom, kitchen/dining room, kitchen, conservatory, three bedrooms, family bathroom, gardens front and rear and a garage in a nearby block. The property has fully double glazed windows and doors and electric heating.

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.





An exceptionally well presented three bedroom home close to the village centre

On The Ground Floor

The front door opens to an entrance porch with the cloakroom to the side and a door into the sitting room/dining room. This dual aspect room has a window to the front, stairs rising to the first floor and double doors opening to the conservatory. The modern fitted kitchen has a range of units providing storage with worktops over, integrated appliances where fitted, window to the rear and tiled flooring.

On The First Floor

The first floor landing provides access to all first floor rooms, the loft access and a cupboard housing the water heater. There are three bedrooms on this floor and a modern fitted bathroom with a three piece suite including a walk in shower cubicle.

Outside

The property is located on a lovely corner plot which wraps round and is mainly lawn with mature shrub and flowering plant beds, enclosed by panel fencing. The rear and side garden enjoys a good degree of privacy, gated side access to the front. There is a garage in a nearby block with power and light and an electric roller door.



Directions

From the clock tower proceed out on the Tring Road to the mini roundabout and turn right, take the left turning into Badgers Meadow.

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



Christopher Pallet

8 High Street

Wendover

Buckinghamshire

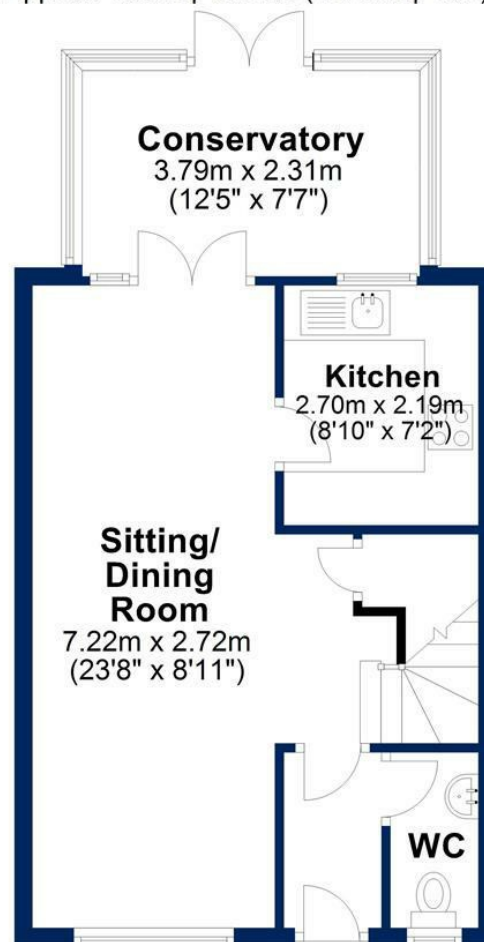
HP22 6EA

wendover@christopherpallet.com

www.christopherpallet.com

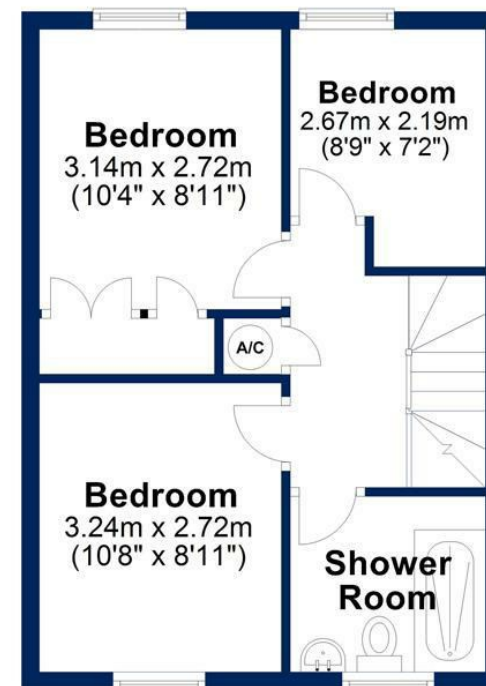
Ground Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



Total area: approx. 81.4 sq. metres (876.3 sq. feet)

For illustration purposes only - not to scale



Christopher Pallet

Professional advice since 1973