



Bryants Acre, Wendover, Buckinghamshire, HP22 6JY

 **Christopher Pallet**
Professional advice since 1973

**Bryants Acre,
Wendover,
Buckinghamshire,
HP22 6JY**

**Guide Price £500,000
Freehold**

A three bedroom semi detached home situated in this popular cul de sac, which is a level walk to the town centre and train station. The property does require some modernisation to release the full potential offering excellent potential to extend subject to the relevant planning permissions and comes to the market with no onward chain.

The accommodation on offer comprises: entrance hallway, sitting room, dining room, kitchen, three bedrooms and a family bathroom. There is driveway parking, a single garage, front and rear gardens. Additional benefits include gas to radiator central heating and double glazing. A viewing of this property comes highly recommended.

Wendover is a sought after Chiltern foot village with a picturesque village centre. There is 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 Three Bedroom Home Situated
In a Cul De Sac Location
Offered With No Onward Chain

On The Ground Floor

The front door leads to an entrance hallway with stairs rising to the first floor level, door to the sitting room. The sitting room has a window to the front aspect and opens to the dining room with double doors leading to the rear garden and a door to kitchen. Fitted with eye and base level units with worktops over, the kitchen has space for appliances, a floor standing Potterton boiler, window to the rear and door leading to the side.

On The first Floor

The landing has access to the loft space, airing

cupboard, window to the side and doors to first floor level rooms. There are three good sized bedrooms and a family bathroom with a three piece suite.

Outside


There driveway parking to the front of the house for several vehicles, a garden with lawn and mature planted beds to the side of the driveway leads to a single garage. The rear garden has a patio seating area leading to the large lawn, with mature shrub and planted borders including several mature apple trees the varieties are Greensleeves, James Grieve & Bramley Seedling.



Directions

From the Clock Tower, head along the Aylesbury Road, over the mini roundabout. Take a right turning just after the petrol station into Bryants Acre. The property is on the left.
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		82
(81-91) B		
(69-80) C		
(55-68) D	52	
(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

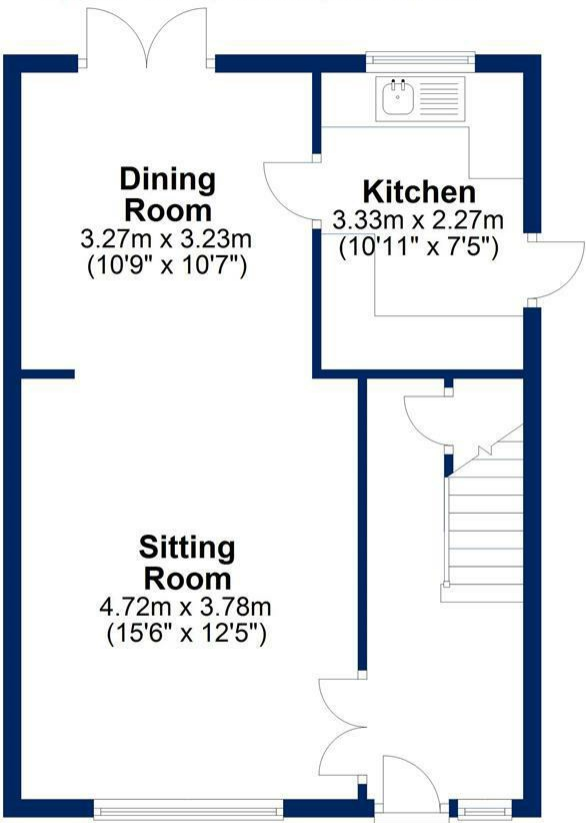


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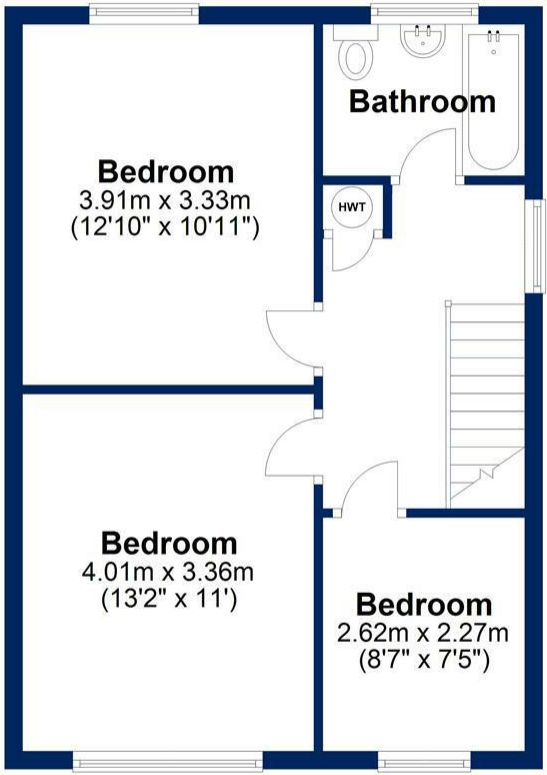
Ground Floor

Approx. 45.6 sq. metres (490.7 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.2 sq. feet)



Total area: approx. 91.3 sq. metres (982.9 sq. feet)
For illustration purposes only - not to scale



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