



The Cedars, Wendover, Buckinghamshire, HP22 6LW



Christopher Pallet
Professional advice since 1973

**The Cedars,
Wendover,
Buckinghamshire,
HP22 6LW**

**Offers Over £650,000
Freehold**

An immaculate four bedroom semi detached family home, extended and improved throughout, offering spacious living accommodation. Situated at the end of this popular cul de sac location and presented to a very high standard, we recommend a viewing of this property at your earliest convenience.

The accommodation on offer comprises: entrance hallway, sitting room, dining room, kitchen, utility, family room, downstairs shower room, four good size bedrooms, family bathroom. There's also driveway parking for several vehicles to the front and an closed rear garden that has an outside office with power and lighting.

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 immaculate four bedroom semi detached family home with spacious accommodation and a home office in the rear garden

On The Ground Floor

The front door leads to the entrance hallway with stairs rising to the first floor and doors to the sitting room and kitchen. The modern fitted kitchen has a range of eye and base level units with Quartz worktops over, there are integrated appliances, built in double oven, hob with extractor above and double opening to the sitting room. The sitting room has a feature fireplace with inset wood burning stove and is open through to the dining room, which has bifold doors to the rear garden. There is also a utility room with door through to the storage area and doors to a play room with double doors to the garden. A shower room fitted with a three piece suite completes the ground floor accommodation.

On The First Floor

The landing has access to the loft space and door leading to all first floor level rooms. There are four good size bedrooms and a refitted bathroom with a four piece white suite.

Outside

The front of the property has driveway providing parking for several vehicles and leads to a garage storage space. The rear garden has a raised patio adjacent to the property with steps down to the garden area which has an artificial grass lawn and some planted borders. There's also an additional decked area with space for a Hot Tub and also a wooden built garden office with cat 5 internet hard wired, power and lighting, plus an adjoining storage shed.



Directions

From the clock tower proceed out on the Aylesbury Road and take the second left after the petrol Station into Lionel Avenue. Take the first left in to Orchard Close and first right into The Cedars. 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	

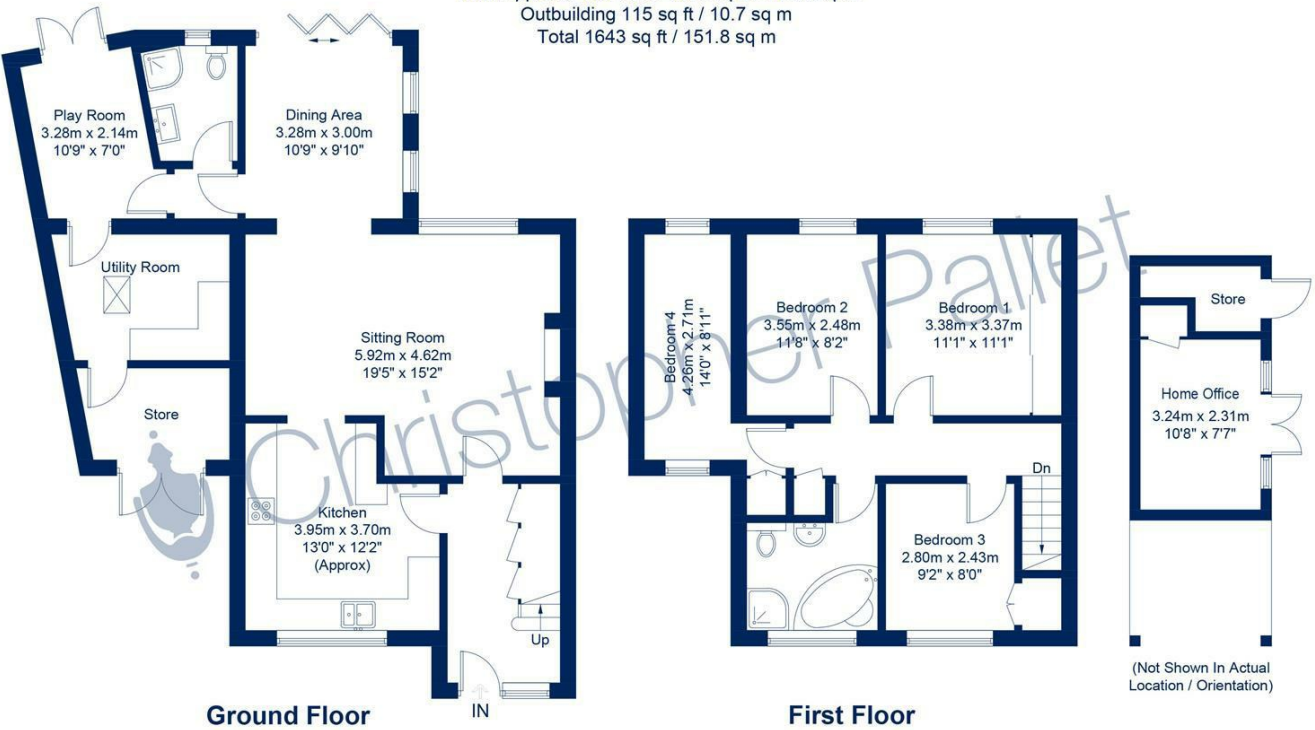
Viewing and Contact Details



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The Cedars
Total Approx. Floor Area 1519 sq ft / 141.1 sq m
Outbuilding 115 sq ft / 10.7 sq m
Total 1643 sq ft / 151.8 sq m



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.



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