



Scarlett Avenue | Wendover | Buckinghamshire | HP22 5BD

 Christopher Pallet  
Professional advice since 1973

**Woodside, 109 Scarlett Avenue  
Wendover  
Buckinghamshire  
HP22 5BD**

**Offers Over £700,000  
Freehold**

This beautifully presented, deceptively spacious family home offers an abundance of living space with three reception rooms and five well-proportioned bedrooms.

Situated in a picturesque setting, the property boasts stunning, uninterrupted views of Wendover Woods from the front and enjoys a sunny, southerly-facing garden. The home is designed for modern family living, featuring three sets of bi-fold doors opening to the rear garden, a contemporary kitchen with integrated appliances, a utility area, and a downstairs cloakroom. With two en-suite shower rooms and a family bathroom, this home is a true gem. A viewing is highly recommended to fully appreciate all it has to offer.

- Spacious family home
- Three reception rooms
- Five well-proportioned bedrooms
- Stunning Wendover Woods views
- Modern kitchen with integrated appliances
- Two en-suite shower rooms
- South-facing garden and patio
- Ample parking for four cars





A beautifully presented and deceptively spacious family home, offering an abundance of living space with three reception rooms and five well-proportioned bedrooms.



Views over Wendover Woods and easy access to wonderful walks

#### On The Ground Floor

Step inside to a welcoming entrance hall, with stairs leading to the first floor and access to all main ground floor rooms. The sitting room is a bright, airy space, centred around a feature fireplace and offering dual bi-fold doors that seamlessly connect the indoors to the rear garden. At the front of the house, the study provides a quiet and versatile space, perfect for home working or as a family room. It also offers internal access to the garage. The heart of the home is the modern kitchen/dining room, equipped with sleek storage units, quality worktops, and integrated appliances. Within the kitchen is a useful utility area, while the dining area features bi-fold doors opening to the garden, creating a perfect flow for entertaining.

#### On The First Floor

A spacious landing leads to the first-floor accommodation, including an airing cupboard and loft access. The principal bedroom is generously sized, complete with built-in wardrobes and an en-suite shower room. A second guest bedroom also benefits from built-in wardrobes and its own en-suite. Two additional double bedrooms and a fifth single bedroom offer flexible living arrangements, all served by a contemporary family bathroom with a modern three-piece suite.

#### Outside

The sunny, south-facing garden offers an idyllic outdoor living space, perfect for alfresco dining or relaxing with family. The large patio area is ideal for hosting, while the lawn is bordered by vibrant planted beds. To the front, there is ample parking for four vehicles, in addition to a large garage, ensuring plenty of space for both guests and storage.



## Location

Nestled amidst the scenic Chiltern Hills in the heart of rural Buckinghamshire, Wendover unveils itself as a coveted yet discreet gem. This charming market town, cradled at the foot of the Chiltern Hills, boasts a delightful town centre characterized by its picturesque allure.

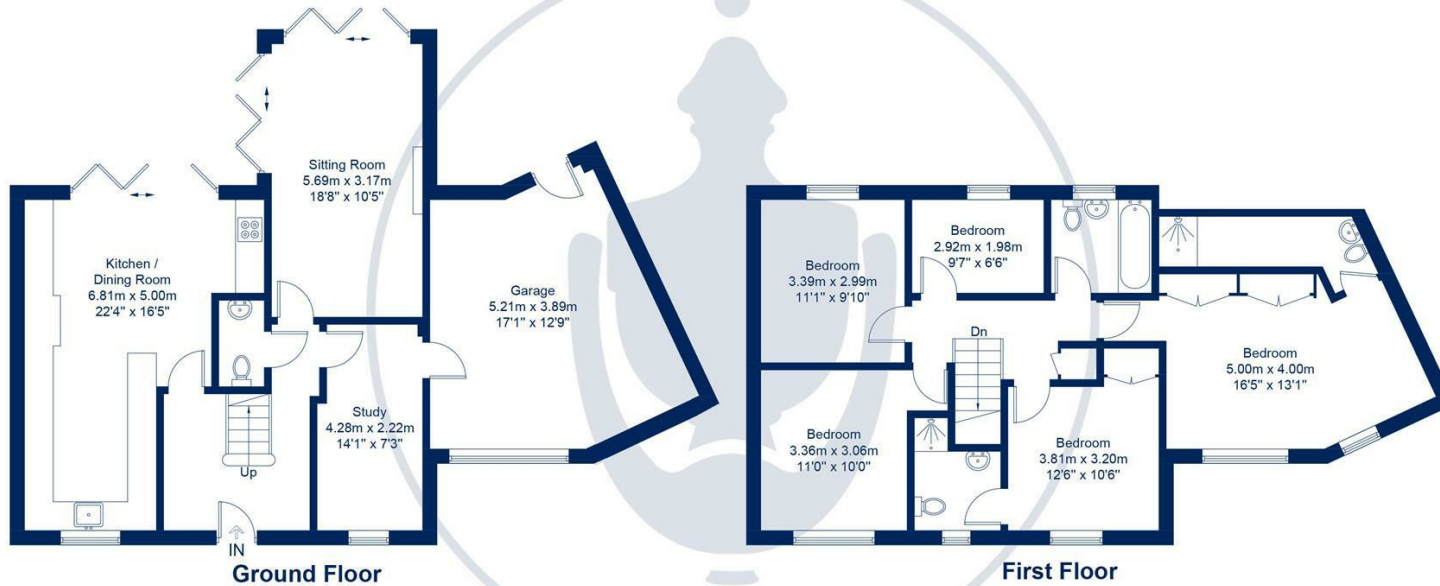
Explore the enchanting streets adorned with a diverse array of captivating shops and numerous enticing restaurants that add to the town's unique charm. Wendover offers a vibrant community life, with a bustling weekly market and educational opportunities catering to children of all ages.

For those seeking connectivity to the bustling capital, Wendover is well-connected with a mainline railway station. Commuting to London Marylebone becomes a seamless experience, with regular trains whisking you to the heart of the city in less than 50 minutes. Wendover stands as a hidden treasure, blending the tranquillity of rural living with the convenience of urban access.

Council Tax: Band F



Scarlett Avenue  
 Total Approx. Floor Area 1889 sq ft / 175.5 sq m  
 (Including Garage)



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.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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