



Connells

Wendover Way
Southside Aylesbury

Wendover Way
Southside Aylesbury HP21 7NG

for sale offers in the region of
£775,000



Property Description

Step inside and be welcomed by a spacious entrance hall that immediately sets the scene for the generous proportions found throughout the home. At the front of the property, a bright and adaptable study offers the perfect space for remote work or quiet reflection. A practical downstairs cloakroom adds everyday convenience.

The heart of the home is the contemporary kitchen/diner, beautifully finished with sleek quartz countertops, a double electric oven and hob, and an integrated dishwasher. Flowing seamlessly from here, both the dining room and lounge are filled with natural light, thanks to elegant French doors that open directly onto the rear garden. A separate utility room completes the ground floor, providing dedicated space for laundry appliances.

Upstairs, the two largest bedrooms each boast their own en-suite bathrooms, with the master suite further enhanced by built-in wardrobes. The remaining three bedrooms are generously proportioned and feature integrated storage. A stylish family bathroom serves these rooms, complete with a luxurious roll-top bath and a walk-in shower.

Outside, the rear garden wraps gracefully around the property and has been

thoughtfully landscaped with a blend of lawn and patio—perfect for entertaining or relaxing in the sun. The home is tucked behind a private gated entrance, leading to a spacious driveway and a double garage.

Entrance Hall

Door to front, hardwood underfoot, underfloor heating

Cloakroom

WC, WHB, Window to side, hardwood flooring, underfloor heating

Study

11' 9" x 7' 3" (3.58m x 2.21m)

Window to front, carpet underfoot, underfloor heating

Lounge

14' 9" max x 18' 8" max (4.50m max x 5.69m max)

Two windows to side, carpet underfoot, underfloor heating, french doors to rear

Reception Room Three

12' 2" max x 9' 11" max (3.71m max x 3.02m max)

French doors to rear, tiling underfoot, underfloor heating

Kitchen/Diner

11' 9" max x 26' 4" max (3.58m max x 8.03m)

max)

Window to side, tiling underfoot, underfloor heating, quartz worktops, electric double oven and hob with extractor fan overhead, integrated dishwasher

Utility Room

16' 2" max x 6' 1" max (4.93m max x 1.85m max)

Door to side, tiling underfoot, underfloor heating, base units. sink/drainer, space for washing machine and dryer

Landing

Window to front, carpet underfoot, loft hatch, airing cupboard with heating controls

Bedroom One

16' 7" max x 12' 6" max (5.05m max x 3.81m max)

Window to rear, carpet underfoot, underfloor heating, two double wardrobes

En-Suite

Window to side, tiling underfoot, wc, whb, part tiling, walk in shower

Bedroom Two

17' 3" MAX x 13' 5" MAX (5.26m MAX x 4.09m MAX)

Window to front, two velux windows to side, carpet underfoot, radiator, built in wardrobe

Bedroom Three

12' 1" max x 9' 11" max (3.68m max x 3.02m max)

Window to rear, carpet underfoot, underfloor

heating, storage cupboard

Bedroom Four

11' 9" max x 9' 8" max (3.58m max x 2.95m max)

Two windows to rear, carpet underfoot, underfloor heating, storage cupboard

Bathroom

Window to side, tiling underfoot, underfloor heating, fully tiled, roll top bathtub, walk in shower, towel radiator, wc. whb

Bedroom Five

7' 4" max x 11' 9" max (2.24m max x 3.58m max)

Window to front, carpet underfoot, underfloor heating, storage cupboard

En-Suite 2

Window to side, tiling underfoot, wc, whb, shower cubicle, fully tiled.

Loft Space

No boarding, pull down ladder

Front Garden

Gated entrance leading to multi car driveway

Rear Garden

Wrap around rear garden with mainly laid lawn and patio









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: G

Tenure: Freehold

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Property Ref: ALS312273 - 0009