



Vicarage Close  
Wendover | Buckinghamshire

£795,000 subject to contract  
Freehold

  
Jeremy Swan

# Vicarage Close

## Wendover | Buckinghamshire

We are pleased to offer this particularly well-presented house in the heart of Wendover, ideal for a buyer looking to within the town with its shops, cafes, restaurants and rail station into London, Marylebone. Modernised by the current owners, the property is deceptively spacious and just some of its pleasing features include:-

- Four double bedrooms
- Family bathroom and ensuite shower room
- Gas fired central heating and double glazing
- Double garage and own drive
- Landscaped west facing rear garden
- Located within Wendover town
- Beautiful open planned kitchen, sitting, dining room
- Easy access in the surrounding Chiltern Hills
- Sole agent



### Ground floor

**Entrance hall** – Double glazed composite door, Spacious, solid wood floor, stairs rising to the first floor, radiator, spotlights.

**Downstairs Cloakroom WC** – Modern matching white suite comprising low flush WC, wash hand basin with side mixer tap and storage under, LVT vinyl floor, extractor fan, radiator.

**Utility room** – Plumbing for washing machine, space for tumble dryer, wall mounted Potterton central heating boiler, extractor fan, vinyl floor, double glazed door to side pedestrian access.

**Open plan Kitchen/Sitting room/Dining room** – A beautiful north west facing space split into three areas.

**Kitchen** – Fitted kitchen, matching drawers' base units and wall cabinets, Quartz composite worktop with inset one and a half bowl Blanco pale grey sink unit with single drainer, mixer tap and waste disposal, integrated Bosch dishwasher, water softener, integrated double electric fan oven, integrated Samsung fridge freezer, AEG five ring induction hob with a stainless steel and glass extractor hood over, engineered wood floor, spotlights.

**Dining area** – Two sets of double-glazed double door to the rear garden, two radiators, large pantry cupboard, spotlights.

**Sitting area** – Fitted carpet, two radiators, spotlights.

### First floor

**Landing** – Fitted carpet, radiator, access to a loft via a pull-down ladder, part boarded and has power and light, airing cupboard housing a pressurised hot water system.

**Bedroom two** – Fitted carpet, radiator.

**Bedroom three** – Fitted carpet, radiator, spotlights.

**Bedroom four** - Fitted carpet, radiator.

**Family bathroom WC** – Modern matching white suite comprising a p-shaped bath with centre mixer tap, rain-water shower head and hand-held shower over, low flush WC, pedestal wash hand basin, LVT floor, chrome vertical heated towel rail, spotlights.



**Principal bedroom** – Fitted carpet, radiator, range of built-in wardrobe cupboards with mirror fronted doors, spotlights.

**Ensuite shower room WC** – Shower cubicle, pedestal wash hand basin with mixer tap, low flush WC, LVT floor, chrome vertical heated towel rail, extractor fan, spotlights.

### Outside

**Front** – Mainly laid to lawn with well stocked flower and shrub borders.

**Rear** – Double garage with two up and over doors, one Gorilla electric roller door, double glazed composite door from the garage, off street parking for two cars, rear pedestrian access, remainder of the garden is mainly laid to lawn with well stocked flower and shrub borders, raised deck area, large paved sun terrace with sleeper border with up lighting, outside lighting, outside tap with hot and cold functions.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(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		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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