



**PORTFOLIO**  
from

 brown & merry

Hale Road, Wendover, Buckinghamshire, HP22 6NF



# 18 Hale Road, Wendover, Buckinghamshire, HP22 6NF

*Situated on the highly sought after Hale Road is this three bedroom detached bungalow with a secluded garden and garage.*



## Entrance Porch

The porch has a door to the front and windows to both sides.

## Entrance Hall

Entering the property from the porch the entrance hall is light with carpets, radiator, doors to all bedrooms, bathroom, kitchen, lounge and cupboards.

## Lounge

The lounge has a dual aspect windows to both the side and rear aspects, French patio doors to the rear, carpeted flooring, fire place with hearth, wall mounted lights and a radiator.

## Kitchen

The kitchen has a good range of both wall and floor units, work surfaces, electric oven with electric hob above and extractor fan, space for appliances. Window to the rear aspect and an internal window to the side with a single door leading out to the utility room, garage and W/C.

## Utility Room

The utility room which has been added to the rear of the property has a good range of wall and floor units, work surfaces, space for appliances, window to the rear aspect and a door leading out to the garden.

## Bedroom One

Bedroom one is a good size with window to the front aspect, fitted storage cupboards to one side, carpeted flooring and a radiator.



## Bedroom Two

The second double bedroom is currently being used as dining room, carpeted flooring and a radiator.

## Bedroom Three

The third bedroom with window to the side aspect, carpeted flooring and a radiator.

## Bathroom

The bathroom has a window the rear, wash hand basin with vanity unit, w/c, shower cubicle, tile walls and a radiator.

## W/C

With a small window to the front aspect, w/c and a wash hand basin.

## Garage

The garage is accessed via both the up and over door to the front aspect and the internal door to the bungalow. There is also power and lighting.

## External

To the front there is a driveway with space for multiple cars, lawn area, flower borders with shrubs and bushes. To the rear the property has a private and secluded garden with a good sized patio area, summer house, green house, borders with flowers,





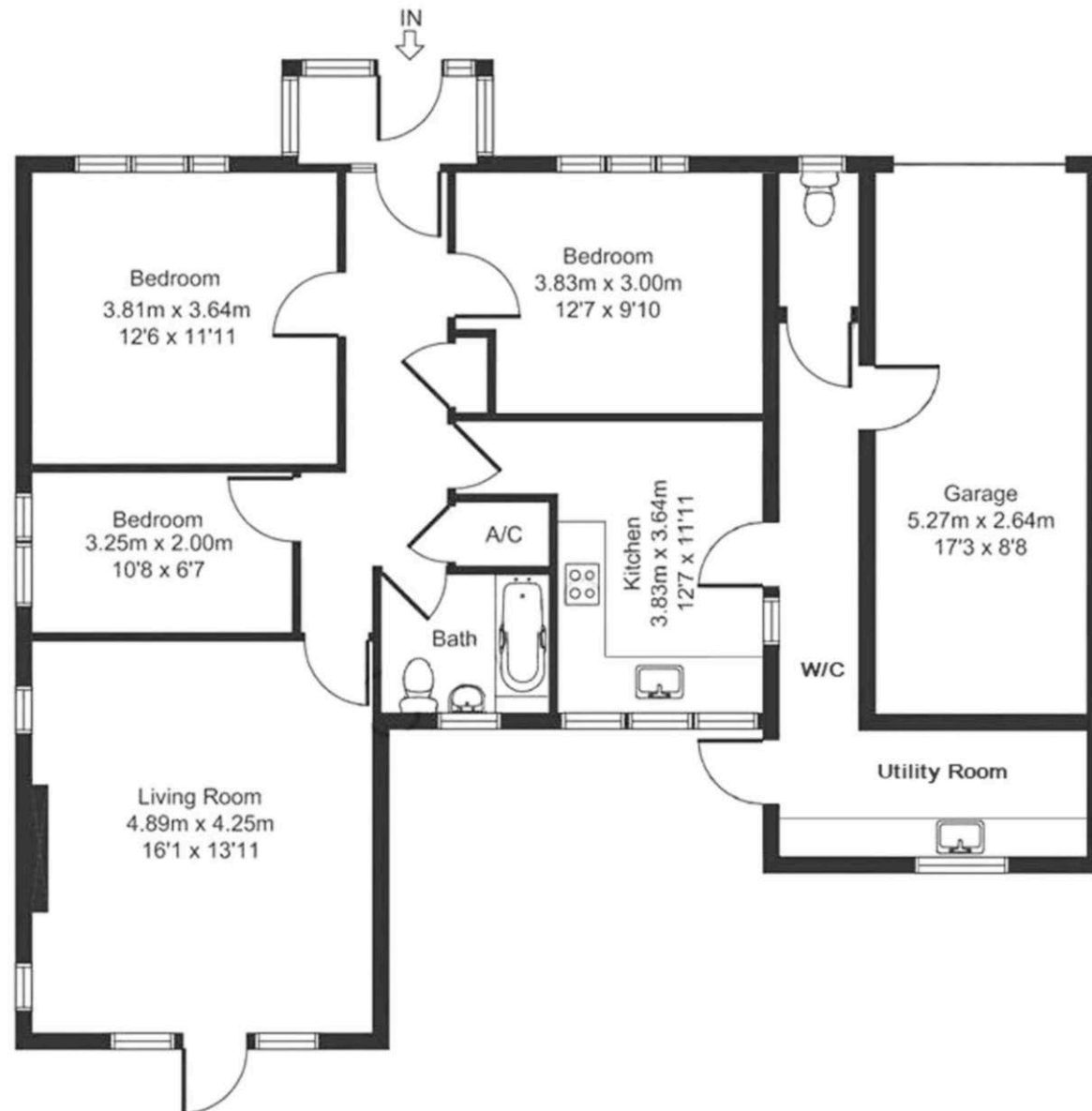
shrubs, bushes, trees, and a hedging.



### Location

Hale Road is situated within half a mile of the village centre. Wendover has one of the prettiest High Streets in the Chilterns, with its eclectic mix of shops, pubs and restaurants and ever popular schools, together with the main line station offering a frequent service to Marylebone (50mins). The A41 can be found between Aston Clinton and Tring, offering a swift connection to the M25. Alternatively the M40 can be found at High Wycombe. EDUCATION Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schooling; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). Further education can be found at Aylesbury College.





# welcome to Hale Road, Wendover, Buckinghamshire, HP22 6NF

A three bedroom detached bungalow in an enviable setting in Hale Road just a short walk from the village centre. Situated in one of the most sought after roads in the village, this appealing detached bungalow is located just yards away from the path that leads down to Chapel Lane and Heron Path, then on to the centre of the village.

Price

**£725,000**

- No Onward Chain
- Three Bedrroms
- Detached
- Garage and Off Street Parking

Tenure: Freehold

EPC Rating: E

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To find out more information or to arrange a viewing call

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