



**PORTFOLIO**  
from

  
brown & merry

Scarlett Avenue, Wendover



# 93 Scarlett Avenue, Wendover, Buckinghamshire HP22 5BD

*A great family home, offering versatile accommodation over three floors, located in an excellent location on the development at the foot of Wendover Woods.*



## **Spacious Reception Hall**

A spacious reception hall with stairs raising to the first and second floors, doors to reception rooms and generous storage cupboard.

## **Kitchen / Dining Room**

*11' x 18'4 Max*

A good range of both wall and base units with complementary worksurfaces over, inset stainless steel sink unit with mixer tap, tiles splashbacks, integrated oven with hob and extractor over, integrated fridge freezer, window to front aspect, French doors opening onto the rear garden.

## **Sitting Room**

*11'5' x 15'3 Max*

A bright and spacious double aspect room with large window to the front looking up to Wendover woods and French doors opening to the rear garden.

## **Home Office**

Located just off the kitchen / diner, the home office / study has a window to the rear aspect.

Coakroom : Low level wc with wash hand basin, window.

## **Master Bedroom**

*13'4 x 8'4 Max*



A private Master Suite located on the second floor, window to the front aspect with views to Wendover Woods, large cupboard and en-suite bathroom.

## **First Floor Landing**

A spacious first floor landing with a window to the front aspect, doors to all rooms and stairs to the second floor Master Suite.

## **Bedroom Two / Guest Suite**

*8'4 x 12'4 Max*

A bright double bedroom with built in wardrobe and en-suite shower room, window to front aspect.

## **Bedroom Three**

*8'2 x 10'7 Max*

A cosy double with window to the rear.

## **Bedroom Four**

*6'9 x 7' Max*

A bright single room with window to the front aspect.

## **Family Bathroom**

A modern white suite comprising of low level wc, wash hand basin, bath with shower over, window to the rear aspect.





## Outside

The rear garden can be accessed from the sitting room and the kitchen diner, perfect for social occasions and al fresco dining. To the front is a spacious double garage with two electric doors to the drive and personal door to the rear garden.

## Location

The village centre is little more than half a mile away with its eclectic mix of shops, pubs and restaurants and ever popular schools, together with the mainline station offering a frequent service to Marylebone (45mins). 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.

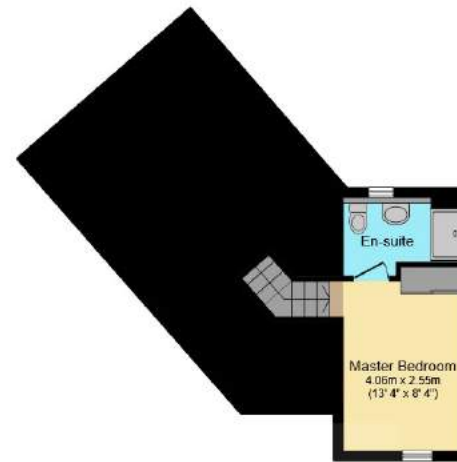
## Education

There are schools in the village for all ages and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.





**Ground Floor**



**Second Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# welcome to Scarlett Avenue, Wendover

This attractive family home is situated on the edge of the award winning Princes Mary Gate development, the property has a fabulous outlook over the glorious backdrop of Wendover Woods. Offering four bedrooms, three bathrooms, double aspect sitting room, kitchen diner and home office, not to mention the double garage and off road parking.

Offers in excess of

**£595,000**

- Four Bedrooms
- Three Bathrooms
- Double Garage
- Wonderful Woodland Views

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

**01296 624444**

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)  
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