



**PORTFOLIO**  
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brown & merry

Manor Crescent, Wendover HP22 6HH

# 1 Manor Crescent, Wendover, Buckinghamshire HP22 6HH

*A superb four bedroom detached family home, sitting on a generous plot, gardens to the front and rear, detached garage and ample parking. Central location close to schools, shops and mainline station.*



## Reception Hall

The front door opens to the reception hall, large understairs storage cupboard, doors kitchen / diner and reception room, stairs to the first floor. Window to side.

## Kitchen

Fitted with a good range of wall and base units with granite effect worksurfaces, integrated dishwasher, washing machine and fridge/freezer, tiled floor. Window to rear aspect, door to side, the kitchen leads through to the dining room.

## Dining Room

A bright dining room with doors to the raised deck and gardens beyond, glazed doors to the main reception room.

## Reception Room

A bright and spacious double aspect reception room, large bay window overlooking the front garden and picture window to the side, wood effect flooring, door to hall and double glazed doors to the dining room.

## First Floor Landing

Doors to all the bedrooms and the family bathroom, large airing cupboard.



## Master bedroom

Large bay window to the front aspect, an excellent range of built-in wardrobes with hanging and shelving.

## Bedroom Two

A good sized double bedroom with window overlooking the rear garden.

## Bedroom Three

A generous single bedroom with window to the side aspect.

## Bedroom Four

A cosy double bedroom with window overlooking the rear garden.

## Family Bathroom

A white suite comprising of bath with integrated shower, low level wc and pedestal wash hand basin.

## Outside

The property is approached by a brick paved driveway providing parking for several vehicles and gives access to the detached garage, a path leads to the front door, the remainder of the garden is laid to lawn and is enclosed with mature hedging and fencing and specimen trees. The

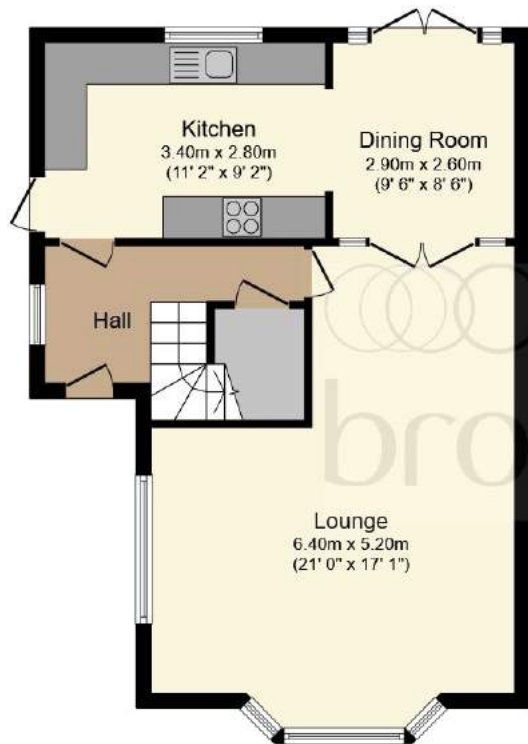


detached garage has power and light. The rear garden is fully enclosed with mature hedging and fencing, and gives a good degree of seclusion. A level lawn and raised timber deck, perfect for al fresco dining and can be accessed from the dining rooms french doors. An additional paved area to the side of the house to the garage.

#### Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library. 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

Floor area 56.9 m<sup>2</sup> (613 sq.ft.) approx



### First Floor

Floor area 57.7 m<sup>2</sup> (621 sq.ft.) approx



### Garage

Floor area 43.3 m<sup>2</sup> (466 sq.ft.) approx

Total floor area 157.9 m<sup>2</sup> (1,699 sq.ft.) approx

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](http://www.focalagent.com)

# welcome to Manor Crescent, Wendover HP22 6HH

A well presented four bedroom detached family home, backing onto open farm land, offered for sale with no onward chain. Bright and spacious accommodation throughout, generous reception rooms, gardens to front and rear, detached garage, ample parking, great village location, close to schools, shops, doctors surgery and mainline station.

**Price**  
**£685,000**

- No onward chain
- Four bedrooms
- Gardens to front and rear
- Detached garage and parking

Tenure: Freehold

EPC Rating: D

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To find out more information or to arrange a viewing call

**01296 624444**

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)  
Woollerton House, 7 High Street, Wendover, Aylesbury,  
Buckinghamshire HP22 6DU  
[brownandmerry.co.uk](http://brownandmerry.co.uk)

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