



44 Grenville Avenue, Wendover, Buckinghamshire, HP22 6AJ

Grenville Avenue is an extended semi-detached house, offered in excellent condition throughout. Offering three double bedrooms, extended ground floor accommodation, lovely private gardens to the rear and gravelled off street parking to the front, this is one not to be missed.



Entrance Porch

The front door opens to the entrance porch, door to the entrance hall.

Entrance Hall

Stairs to the first floor and glazed doors to reception areas.

Sitting Room

A bright a spacious reception room with a window over looking the front aspect, feature fireplace, wood effect flooring and a radiator. A versatile room, perfect for entertaining.

Kitchen / Diner

Recently re-fitted with an extensive range of wall and base units and complementary worksurfaces over, space for a large rangemaster style cooker with extractor above, a one and a half stainless steel sink and drainer. There is also space for a tall fridge/freezer, a window over looking the garden to the rear, tiled flooring and part tiled walls, a radiator and French style patio doors leading out to the rear garden.

Landing

Doors to all bedrooms and access to loft space.



Master Bedroom

A large double bedroom with built in wardrobe and window to the front aspect.

Bedroom Two

A bright double bedroom, window to rear aspect over looking the garden.

Bedroom Three

A cosy double bedroom with window to the rear aspect and a radiator.

Family Bathroom

A white three piece bathroom suite with a large shower cubicle, low level wc and wash hand basin, window to the side aspect.



Outside

The rear garden is a lovely feature of this property, fully enclosed with panelled fencing and mature shrub and flower borders, a large patio perfect for al fresco dining, the remainder of the garden is laid to lawn and an outside water tap. To the front of the property is a gravelled driveway providing off parking.

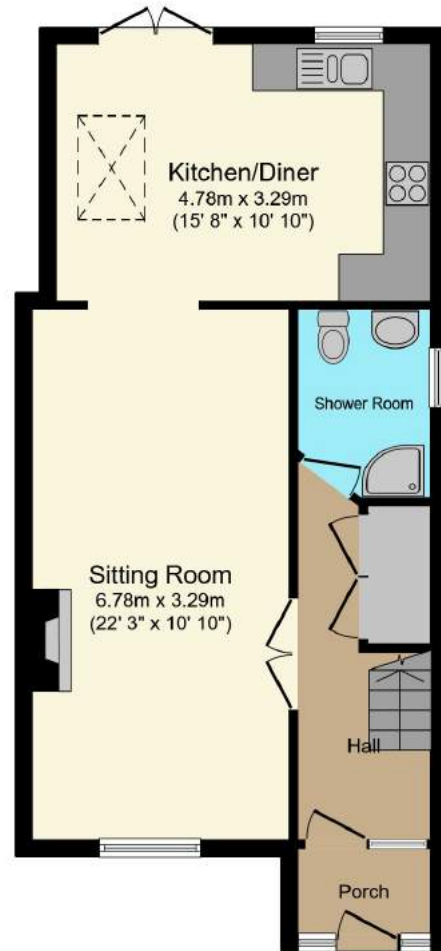
Location

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

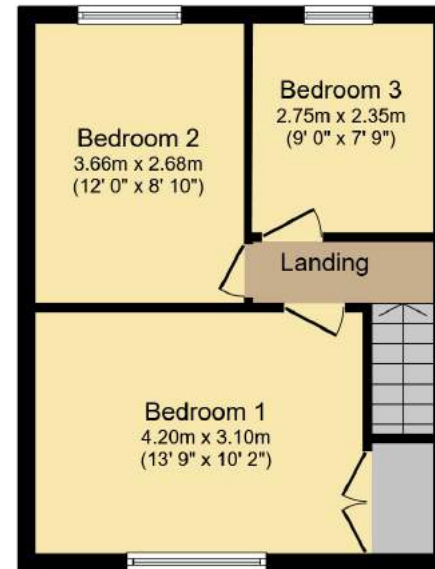
Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schooling; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). Further education can be found at Aylesbury College.





Ground Floor

Floor area 52.8 m² (568 sq.ft.) approx



First Floor

Floor area 34.6 m² (372 sq.ft.) approx

Total floor area 87.4 m² (941 sq.ft.) approx

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

Grenville Avenue, Wendover, Buckinghamshire, HP22 6AJ

A beautifully presented three double bedroom family home which has been thoughtfully extended and maintained. The spacious sitting room and open plan kitchen / diner are perfect for a growing family or a downsizer looking for entertaining space. The pretty private garden is a real feature, not to mention the convenient location, close to the park and the reservoir, yet an easy walk into Wendover. Viewing is essential to appreciate all this

lovely home has to offer.

Price

£515,000

- Extended Semi detached house
- Three double bedrooms
- 22'3 x 10'10 Sitting Room
- Lovely private garden

Tenure: Freehold

EPC Rating: C

PORTFOLIO
from


brown & merry



To find out more information or to arrange a viewing call

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