



Scarlett Avenue, Wendover, Buckinghamshire, HP22 5BD

### Scarlett Avenue, Wendover, Buckinghamshire, HP22 5BD

This well presented ground floor, two double bedroom apartment with en-suite to master and allocated parking. Located just at the foot of Wendover Woods. A short walk into the popular market village of Wendover with its wide variety of shops, cafés and pubs and mainline train into London. CHAIN FREE



### **Entrance Hall**

Entering the property you will find two storage cupboards and doors to both bedrooms, bathroom and the open plan kitchen/reception room.

#### **Kitchen/Reception Room**

The open plan kitchen/reception room has a window to the rear aspect, carpeted flooring to the reception area and a radiator. The Kitchen has a good range of both floor and wall units, worksurfaces, breakfast bar with lighting above, sink and drainer unit, dishwasher, gas hob with extractor above, electric oven and a built in fridge/ freezer.

#### **Bedroom One**

The main double bedroom bedroom has a window to the rear aspect, carpeted flooring, radiator and a door to the en-suite.

#### **En-suite to Bedroom One**

The en-suite has a shower cubicle, wash hand basin, low level W/C and a radiator.



#### **Bedroom Two**

The second double bedroom has carpeted flooring, a radiator and a window to the rear aspect.

#### **Main Bathroom**

The main bathroom has three piece bathroom suite comprising of a bath with chrome mixer taps and shower attachment, wash hand basin, low level toilet and a radiator.

#### External

The flat has allocated parking for one car in the private car park as well as plenty of visitors spaces. There are walks up into Wendover Wood directly opposite and its a short walk to the local shop.



#### 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**

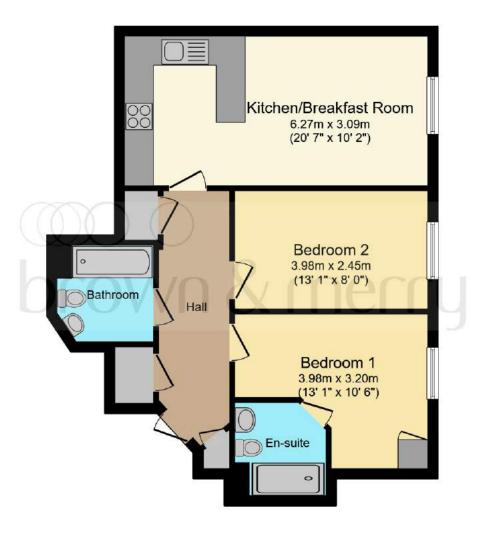
Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). In the independent sector schools include Berkhamsted School and Tring Park School for the Performing Arts.











#### Total floor area 58.2 m<sup>2</sup> (627 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



### welcome to

Scarlett Avenue, Wendover, Buckinghamshire, HP22 5BD

A wonderful opportunity to acquire this light and spacious two double bedroom ground floor apartment located on Scarlett Avenue. Boasting two double bedrooms, master with ensuite shower room, spacious reception / kitchen and allocated parking in the private car park. Located at the foot of Wendover Woods which in turn offers

wonderful walks and views.

Price

## £280,000

- NO ONWARD CHAIN
- TWO BEDROOMS & TWO BATHROOMS
- ALLOCATED PARKING
- CLOSE TO WENDOVER WOODS

Tenure: Leasehold

EPC Rating: C

# PORTFOLIO from brown & merry



To find out more information or to arrange a viewing call

## 01296 622855

or email wendovercfs@sequencehome.co.uk Woollerton House, 7 High Street, Wendover, Aylesbury, Buckinghamshire HP22 6DU brownandmerry.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements instense to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scolland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.