



PORTFOLIO
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brown & merry

Bryants Acre, Wendover, Buckinghamshire HP22 6JZ

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This spacious four bedroom family home is situated in a prime central location within the highly sought after village of Wendover.



Entrance Hall

Stairs to first floor, and doors to the kitchen, lounge/diner and under stair cupboard.

Kitchen

A good range of both wall and base units with complementary work surfaces over, inset stainless steel sink unit with mixer tap, tiles splash backs, space for oven with hob and extractor over, a dishwasher, fridge freezer and washing machine. There is also a window to the rear aspect, side door leading out to the driveway and a door to the lounge/diner.

Shower Room

There is a low level W/C, wash hand basin and a shower.

Lounge/Diner

A bright and spacious room with window to the front aspect and patio doors leading to the conservatory at the rear. There is also exposed wood flooring and two radiators.

Conservatory

With French patio doors leading out to the rear garden this sun room is perfect for those warm summer evenings. There is a door to the shower room, tiles flooring and a radiator.



First Floor Landing

Rising from the ground floor the spacious first floor landing has a window to the side aspect, door to three bedrooms and the family bathroom.

Bedroom Two

A good sized double bedroom with windows to the rear aspect, carpeted flooring and a radiator.

Bedroom Three

Another good sized double bedroom with window to the front aspect, carpeted flooring and a radiator.

Bedroom Four

The fourth bedroom has a window to the side aspect, carpeted flooring and a radiator.

Family Bathroom

Comprising of a bath with shower over, low level W/C and wash hand basin, part tiled walls, window to the rear aspect and a radiator.



Bedroom One

A lovely spacious master suite with window to rear aspects and Velux windows to the front, a good range built in wardrobes and storage, carpeted flooring, radiator, eves storage and door to to the en-suite.

En-suite to Bedroom One

Low level W/C, wash hand basin, fully tiled throughout, shower cubicle, window to the rear aspect and a heated towel rail.

Externally

To the front you will find borders with mature planting, driveway parking for multiple cars that extends down the side of the property leading to the garage at the rear. The rear garden has a patio area, borders and planting. The detached garage has power and lighting.

Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast 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 regular weekly market on Thursdays, Health Centre. Dentists and a 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.





Total floor area 125.7 m² (1,353 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

Bryants Acre, Wendover, Buckinghamshire HP22 6JZ

This beautifully presented, bright and spacious four bedroom, three bathroom semi-detached family home is spread over three floors and offers excellent accommodation throughout. A garage plus driveway parking for multiple cars means this property offers all you need in this prime location.

OIEO

£550,000

- Four Bedrooms
- Three Bathrooms
- Garage and Parking
- Prime Location

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

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or email wendovercfs@sequencehome.co.uk
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brownandmerry.co.uk

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