



**PORTFOLIO**  
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McIndoe Drive, Wendover, Buckinghamshire



# 48 McIndoe Drive, Wendover, Buckinghamshire HP22 5GF

*An attractive three bedroom property built in an appealing mews style enjoying an outlook over an open green, only minutes from Wendover woods.*



## The Property

The front door opens into a reception hall, with the staircase up to the first floor and a ground floor cloakroom. The kitchen is well fitted with a comprehensive range of units together with integrated fridge freezer, dishwasher, gas hob, extractor hood and electric double oven. The living room offers plenty of space and has double casement doors opening onto the garden. On the first floor there is a large 'L' shaped master bedroom to the front with an en suite shower room. There is a large second bedroom with a comprehensive range of John Lewis fitted wardrobes and a 'Jack and Jill' arrangement with the family bathroom and a large single for the third.

## Outside

To the front there is a driveway leading to the carport, the remainder is laid to lawn, a path leads to the front door. To the rear there is a paved terrace leading to a good size area of lawn.



## Location

McIndoe Drive is situated on the imaginative Beeches development built by Barratts, within easy reach of the village and lovely walks up to Wendover Woods. The village center is little more than half a mile away 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 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 Collegiate and Tring Park School for the Performing Arts.

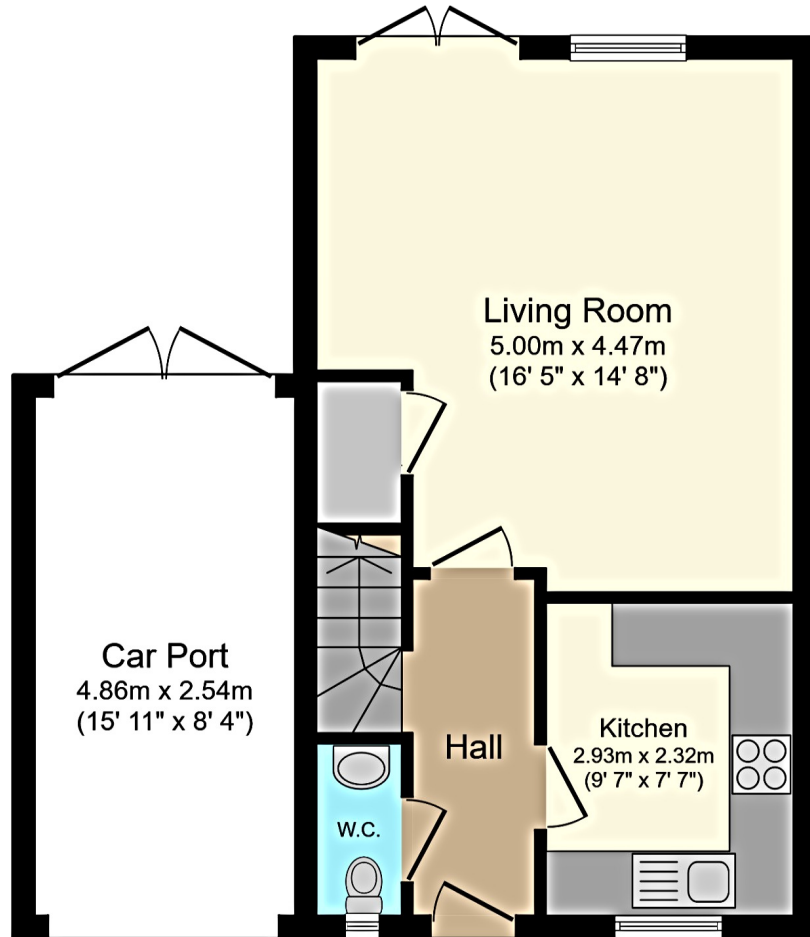






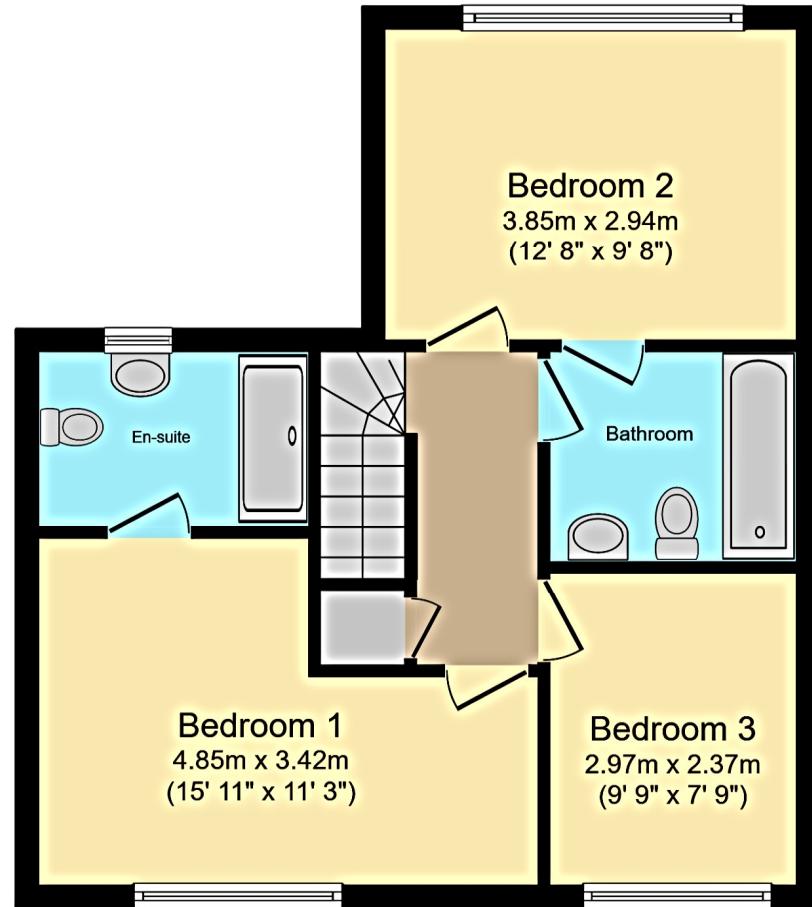






**Ground Floor**

Floor area 35.9 m<sup>2</sup> (386 sq.ft.) approx



**First Floor**

Floor area 47.3 m<sup>2</sup> (509 sq.ft.) approx

total floor area 83.2 m<sup>2</sup> (895 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 McIndoe Drive, Wendover, Buckinghamshire

This attractive family home benefits from being in one of the best locations on this sought after development. Internally boasts travertine tiled bathrooms and superior fixtures fittings. There is also a generous carport and an enclosed rear garden.

**Viewing is highly recommended.**

Guide Price

**£520 000**

- Great location at the foot of Wendover Woods
- Bright and spacious accommodation
- Parking and carport
- Onward chain complete

Tenure: Freehold

EPC Rating: C

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To find out more information or to arrange a viewing call

**01296 624444**

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