



PORTFOLIO
from


brown & merry

Babington Road, Wendover, Buckinghamshire HP22 5PX

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An exceptionally spacious four bedroom family home offering extremely versatile accommodation over three floors. Externally offering garage & driveway as well as attractive and private rear and front gardens this property is not to be missed.



Entrance Hall

Entering the property you will find doors to the lounge, kitchen and cloakroom, stairs to the first floor and a radiator.

Lounge

The lounge is light and spacious with a French patio doors leading into the rear garden, window to the rear aspect, wood effect flooring, storage cupboard and two radiators.

Kitchen

The well appointed kitchen has a good range of both wall and floor units, work surfaces, space for appliances, gas hob with electric oven beneath and extractor above, a double sink, part tiled walls and tiled flooring as well as a bay window to the front aspect.

Cloakroom

The cloakroom has a low level W/C, wash hand basin and a radiator.

First Floor Landing

You will find doors to three bedrooms and bathroom, stairs to the second floor and carpeted flooring.



Bedroom Two

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

Bedroom Three

The third bedroom has a window to the front aspect, carpeted flooring and a radiator.

Bedroom Four

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

Main Bathroom

The main bathroom has a bath with mixer tap, wash hand basin, low level W/C, radiator and a window to the rear aspect.

Second Floor Landing

Rising from the first floor you will find a door to the Master Bedroom.

Master Bedroom

The master bedroom has a good level of built in storage, window to the front aspect, door to the dressing room, storage cupboard, carpeted flooring and a radiator.



Dressing Room & En-Suite

The dressing room has carpeted flooring, window to the rear aspect and a door to the en-suite. The en-suite has a shower cubicle, wash hand basin, low level w/c, window to the rear and heated towel rail.

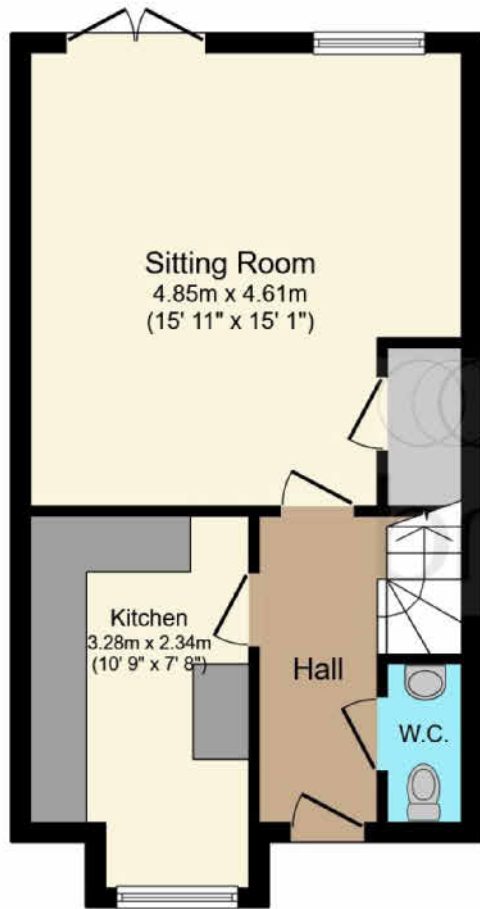
Externally

To the front of the property you will find a small garden and pathway to the front door, to the side there is driveway parking in front of the garage. The well maintained rear garden has mature planting, patio area, trees, shrubs and bushes and a lawn.

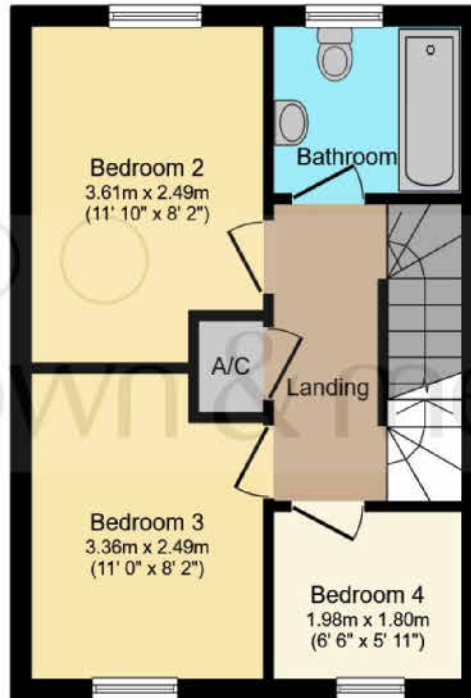
Location

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.

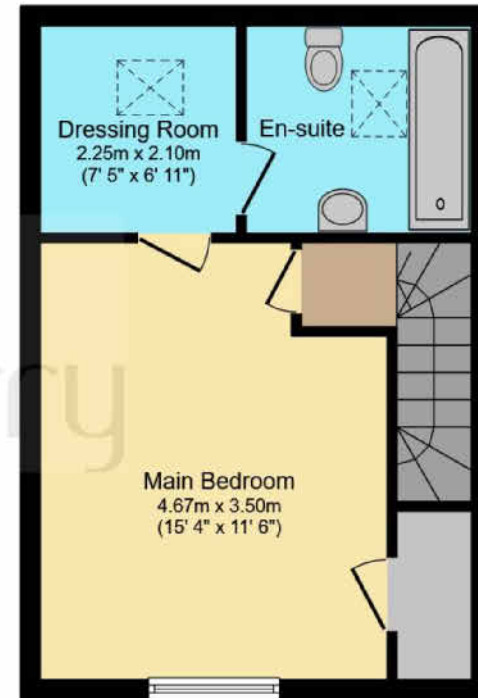




Ground Floor



First Floor



Second Floor

Total floor area 103.5 m² (1,114 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

Babington Road, Wendover, Buckinghamshire HP22 5PX

A bright and spacious family home in a quiet and secluded position overlooking Wendover Woods to the front.

OIEO

£575,000

- Spacious accommodation
- Garage and Driveway Parking
- Four Bedrooms
- Two Bathrooms

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk
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Buckinghamshire HP22 6DU
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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 before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland 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.

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