



**PORTFOLIO**  
from **brown & merry**

Hampden Road, Wendover, Buckinghamshire HP22 6HU

# 20 Hampden Road, Wendover, Buckinghamshire HP22 6HU

*An immaculate four bedrooms semi-detached house offered with no onward chain. Two reception rooms, kitchen breakfast room, driveway parking, large rear garden with views over the vale of Aylesbury. Scope to extend subject to planning. Viewing essential.*



## Entrance

The front door opens to a generous reception hall with doors to the kitchen and sitting room, stairs to the first floor, window to side aspect. Large storage cupboard.

## Kitchen / breakfast room

*14'1 x 10'8 max*

Fitted with a good range of wall and base units and complementary work surfaces over, space for oven, space and plumbing for washing machine, space for fridge freezer, partially tiled walls, large window overlooking the rear garden. Door to rear lobby with two large storage cupboards, separate WC, door to rear garden and door to front access.

## Dining Room

*10'8 x 10'5 max*

The dining room can be accessed from both the sitting room and the kitchen / breakfast room making it a very workable space for entertaining, large window overlooking the rear garden.

## Sitting Room

*15'10 x 11'10 max*

A bright and spacious reception room with feature



fireplace and large windows over looking the front garden.

## Stairs to the first floor landing

Doors to all bedrooms and family bathroom, storage cupboard, access to roof space.

## Master bedroom

*13'0 x 9'5 max*

A bright and spacious double bedroom with window to the

front aspect, built in cupboard.

## Bedroom Two

*11'10 x 11'6 max*

A generous double bedroom, built in cupboard, window to the front aspect.

## Bedroom Three

*11'1 x 8'11 max*

Another double bedroom with large built in cupboard and window to the rear aspect, overlooking the rear garden.

## Bedroom Four

*8'8 x 7'8 max*



The fourth bedroom enjoys a view over the rear garden and has a built in cupboard.

### Family Bathroom

A white suite comprising of a low level wc, pedestal wash hand basin and bath with shower and shower screen, window to rear.

### Outside

To the front the drive way provides ample parking for at least two vehicles, a large area of lawn, enclosed by panelled fencing and mature hedging, path to the front door, there is also side access to the rear garden.

The back garden is a wonderful feature of this family home, very spacious with a generous area of lawn, specimen trees enclosed with panelled fencing and mature hedging, the garden path leads to a useful storage shed.

### Education

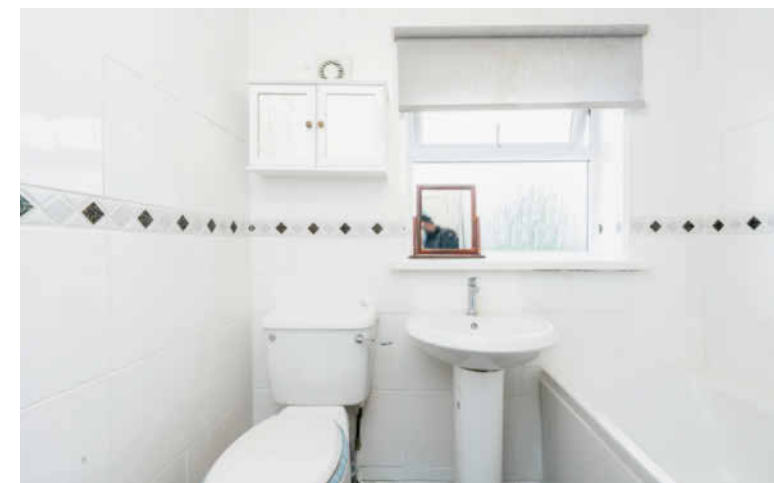
Buckinghamshire has been renowned for its schooling for

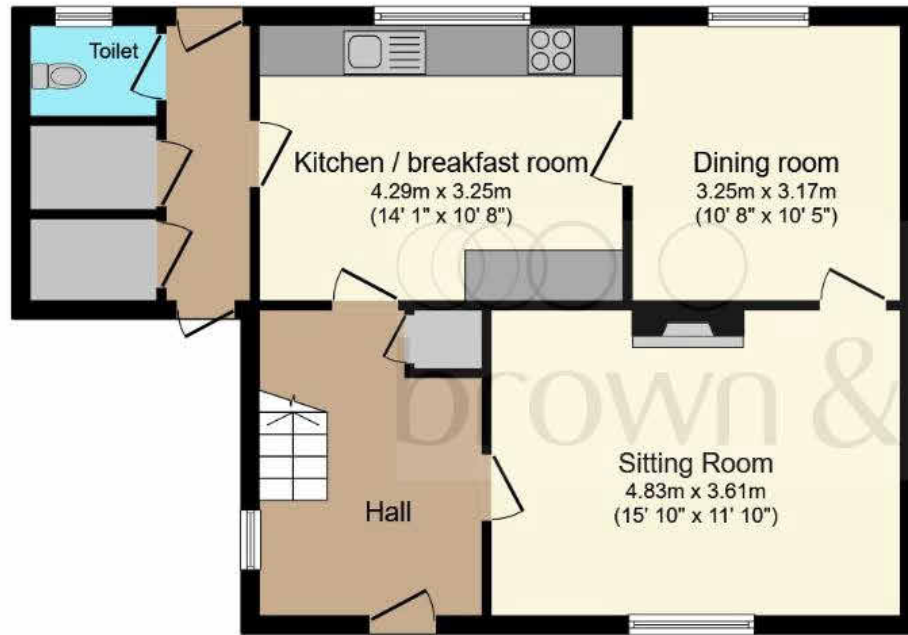
many years. Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). In the independent sector schools include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

### Location

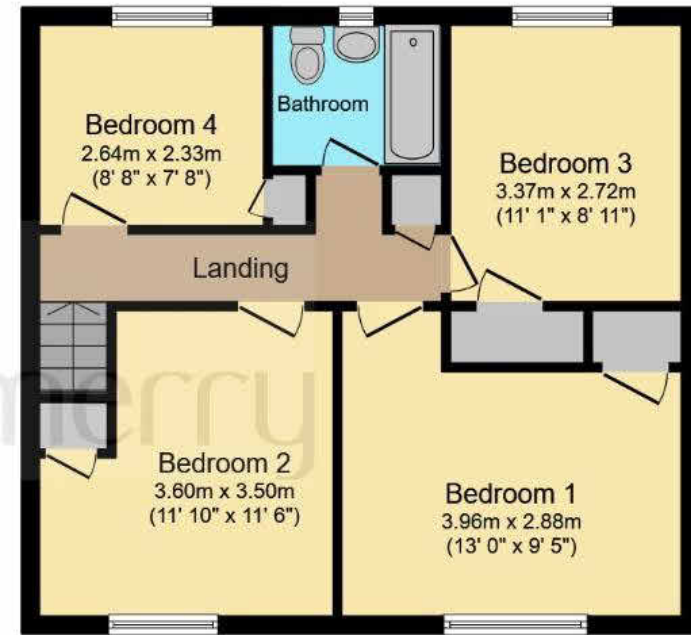
The village centre is little more than half a mile away with

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.





**Ground Floor**



**First Floor**

Total floor area 114.0 m<sup>2</sup> (1,227 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](http://www.focalagent.com)

# welcome to

Hampden Road, Wendover, Buckinghamshire HP22 6HU

A superb four bedroom family home with lots of potential to extend subject to planning. Sitting room, dining room, kitchen / breakfast room, the whole house is offered in excellent condition throughout. Generous front and rear gardens, drive way parking to the front and views over the vale of Aylesbury to the rear. Offered with no onward chain.

Viewing Essential to appreciate the accommodation, opportunity and location.

Offers in excess of

**£600,000**

- Four bedrooms
- Two reception room
- Kitchen / breakfast room
- Gardens front and rear and driveway parking.

Tenure: Freehold

EPC Rating: C

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To find out more information or to arrange a viewing call

**01296 624444**

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)  
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