



**PORTFOLIO**  
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Kite Close, Wendover, Buckinghamshire HP22 6BF

# Kite Close, Wendover, Buckinghamshire HP22 6BF

*Situated within a small private development this attractive and well presented three bedroom semi-detached house offers spacious, well-appointed accommodation throughout.*



## Entrance Hall

Entering the property there you will find doors to the cloakroom and lounge, stairs to the first floor, wood effect flooring and a radiator.

## Lounge

The spacious lounge offers patio doors to the rear aspect, wood effect flooring, a window to the side aspect, under stair storage cupboard and three radiator.

## Kitchen

Open to the large lounge, the kitchen offers a good selection of both wall and floor units with work surfaces over, a window to the front aspect, a selection of built-in appliances, a stainless steel sink and drainer, breakfast bar and a tiled floor.

## Cloakroom

With a window to the front aspect, a low level W/C, wash hand basin and a radiator.

## First Floor Landing

Rising from the ground floor the carpeted landing has doors to all bedrooms, large storage cupboard and the family bathroom.



## Bedroom One

Bedroom one is a good sized double room with a window to the front aspect, radiator, carpeted flooring and an en-suite.

## En-suite to Bedroom One

The en-suite has a built-in show cubicle, low level W/C, wash hand basin, heated towel rail, fully tiled walls and floor, large fitted mirror, and window to the front aspect.

## Bedroom Two

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

## Bedroom Three

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

## Family Bathroom

The family bathroom has a bath with shower screen, mixer taps with shower attachment above, a low level W/C, wash hand basin, fully tiled walls and floor, a window to the side aspect and a heated towel rail.





## Externally

To the front of the property there is driveway parking for two cars, a small lawn area, flower borders, a pathway leading to the front door and a side gate leading to the rear garden. To the rear there is a small patio area, shed, lawn area and raised beds.

## 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.

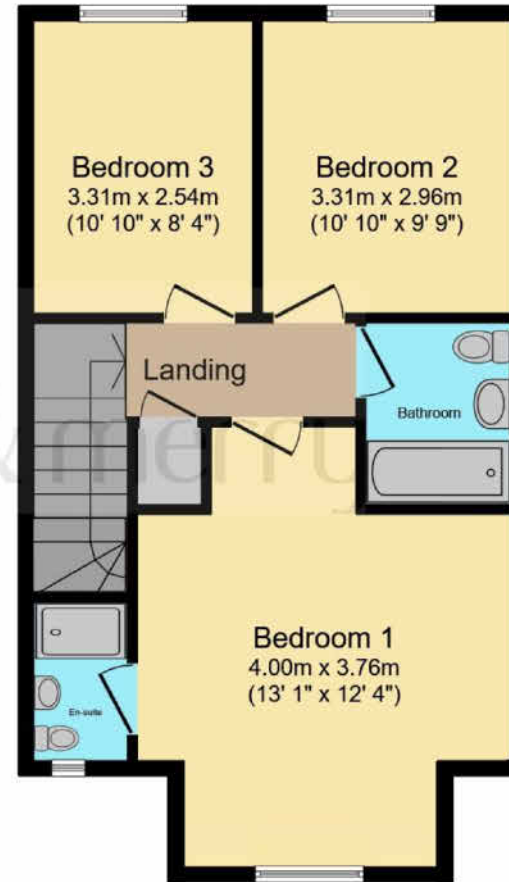
## Education

Buckinghamshire is renowned for its choice and standard of schooling, both state and private, as the county is one of the last to maintain the traditional grammar school system. Well known grammar schools for boys include the Royal Grammar School in High Wycombe and Aylesbury Grammar School; and for girls, Wycombe High School and Aylesbury High School. Nearby private schools include The Griffin preparatory school at Great Kimble, as well as The Beacon, The Gateway, Pipers Corner, Godstowe Preparatory and Wycombe Abbey.





**Ground Floor**



**First Floor**

Total floor area 1060sqft approx

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## welcome to

### Kite Close, Wendover, Buckinghamshire HP22 6BF

This well presented three bedroom, two bathroom home has a good size lounge/diner, kitchen, cloakroom and both front and rear gardens and parking to the front. Only a short walk to the centre of Wendover and its shop, bars and restaurants this property is not to missed.

Price

**£525,000**

- Three Bedrooms
- Two Bathrooms
- Driveway Parking for Multiple Cars
- Close to Town Centre

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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