



# 29 Whittingham Avenue, Wendover, Buckinghamshire HP22 5GU

29 Whittingham Avenue is a three bedroom terraced town house situated close to Wendover Woods in the highly sought after Buckinghamshire village of Wendover.



## Entrance Hall

Door to front aspect, storage cupboard and stairs to the first floor landing.

## Cloakroom

Low level WC, wash hand basin, window to the front aspect.

## Sitting Room

16'9 x 13'1 Max

A bright sitting room with doors to the rear garden, wood effect flooring.

## Kitchen

13'1 x 6'1 Max

Fitted with a range of wall and base units, complementary work surfaces over, window to front aspect, sink with drainer, electric over with gas hob oven and extractor. Plumbing for washing machine and dishwasher, space for fridge freezer, useful breakfast bar.

## First Floor Landing

Stairs from entrance hall to first floor landing, doors to bedroom 2, bedroom 3 and the family bathroom, stairs to second floor landing.



## Bedroom Two

13'1 x 9'1 Max

Windows to rear aspect, fitted wardrobes.

## Bedroom Three

13'3 x 11'1 Max

Window to front aspect.

## Bathroom

A white suite comprising of bath with shower over, low level WC, wash hand basin, window to side aspect.

## Bedroom One

13' Max x 13'2 Max

Window to front aspect and skylight to the rear aspect, door to en-suite.

## En-suite

Shower cubicle, low level WC, wash hand basin.

## Outside

The rear garden is fully enclosed with panelled fencing and gate to the allocated parking at the rear, paved patio abutting the house, the remainder of the garden is laid to lawn.



## Parking

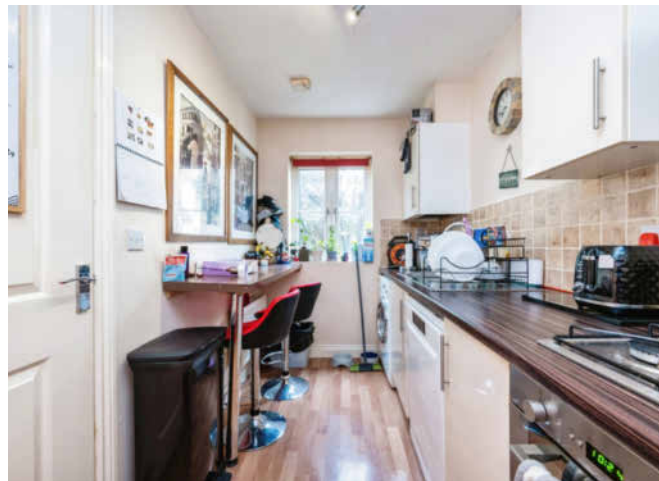
There are two allocated parking spaces to the rear of the property

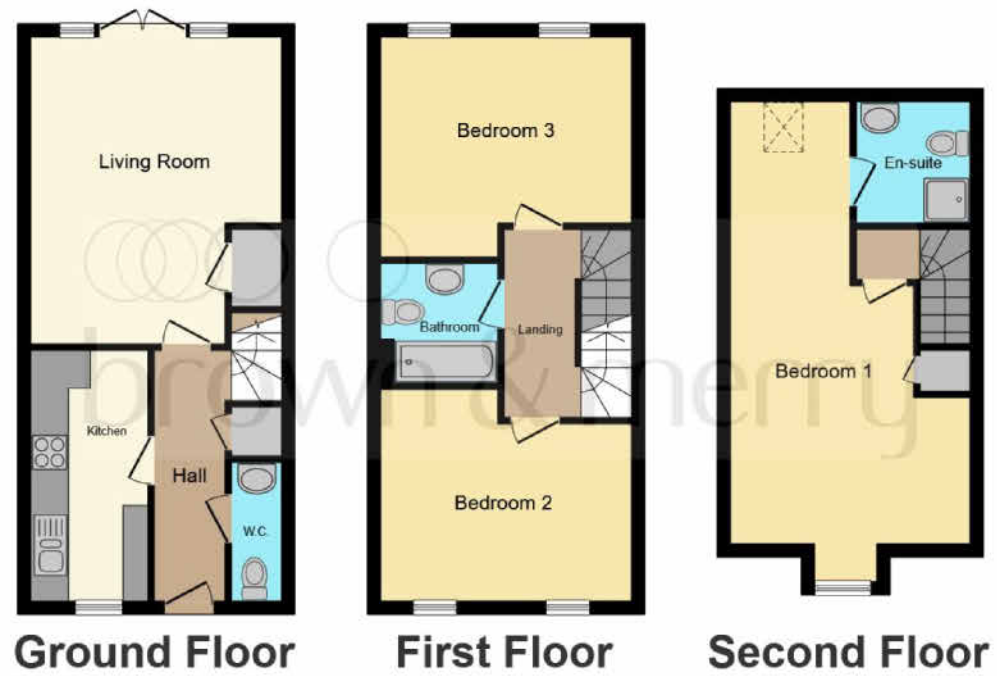
## Education

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 School and Tring Park School for the Performing Arts.

## Location

Located in an area of Outstanding Natural Beauty with views of the Chilterns and easy walking distance of Wendover Woods. 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





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

Whittingham Avenue, Wendover, Buckinghamshire HP22 5GU

Located at the foot of Wendover Woods, this charming three bedroom town house, offers excellent accommodation over three floors, enclosed rear garden and the added benefit of two allocated parking spaces to the rear of the property. Viewing is highly recommended.

Offers In Excess Of

**£450,000**

- Town House
- Three Bedrooms
- Two Bathrooms
- Garden and parking

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

**01296 624444**

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