



PORTFOLIO
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Halton Lane, Wendover, Buckinghamshire HP22 6AZ

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An exceptional four double bedroom, three reception room, detached family home, which has undergone a complete refurbishment in the last twelve months ensuring turn key condition for any new owner.



Entrance

A paved path leads to the front door, although for every day life the drive leads to the back of the house and convenient access to the kitchen.

Entrance Hall

A spacious entrance hall with doors to all reception rooms, kitchen, utility and cloakroom, stairs to the first floor landing and large under stairs cupboard.

Kitchen

14'1 max x 13'0 max

The kitchen has been completely refitted with an attractive and extensive range of wall and base units with complementary work surfaces over, stainless steel one and a half bowl sink and mixer tap, space and plumbing for a dishwasher, integral Neff oven, integral gas hob with extractor over, larder cupboard, space for fridge freezer, tiled splash-backs and wood effect flooring. Island / breakfast bar with cupboards below, window to rear garden. Doors to garden, dining room, utility room and entrance hall.

Utility Room

8'2 max x 6'5 max



Matching the kitchen units, the utility has a good range of wall and base units, tall cupboard and complementary work surfaces over, stainless one and a half bowl steel sink with mixer tap, space and plumbing for washing machine and space for tumble dryer, wood effect flooring and window to the front. Loft hatch with access ladder to useful loft space.

Sitting Room

19'5 x 9'11

A bright and spacious double aspect room with French doors to the rear garden and window to the front aspect, feature fireplace, double doors to the 2nd reception

room. An additional reception room can be found off the kitchen (11'11 max x 11'0 max) which is another versatile room. This could be used as a dining room, play room or an additional bedroom. Window to front aspect.

Cloakroom

Re-fitted with a low level wc and wash hand basin, window to front aspect.

1st Floor Accommodation

Stairs rise from the ground floor, half landing with attractive stained glass window. On the landing are doors to all bedrooms, family bathroom, airing cupboard. A loft



hatch with access ladder to loft space. The master bedroom benefits from a fully re-furnished en-suite, three further double bedrooms and a fully refurbished family bathroom complete the 1st floor accommodation.

Home Office

15' 9 x 14' 11 max

The garage has been professionally converted into a spacious, double aspect home office with power, light, and water, a raised tiled dog washing station with shower over. In addition there are two base units with work surface over and two wall mounted cupboards, stainless steel sink unit with taps. Access to loft space.

Outside

The gardens are on three sides of the property and offer a high degree of seclusion with mature trees and hedging. A paved patio area to the rear of the house, ideal for Al fresco dining over looking an area of lawn. A timber bridge over a small brook leads to additional seating area.

Location

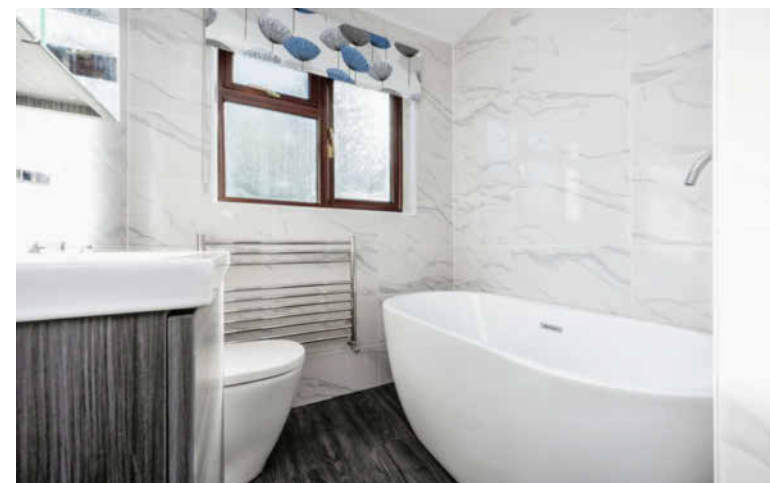
The village centre is little more than 1.4 miles away with

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 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.





Ground Floor



First Floor

Total floor area 145.7 m² (1,568 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

Halton Lane, Wendover, Buckinghamshire HP22 6AZ

60 Halton Lane is located on the edge of Wendover and Halton village, a superb detached four double bedroom family home which has undergone a full refurbishment in the last 12 months, front and rear gardens, private driveway and ample parking.

Superb country, reservoir and canal walks on the doorstep.

Guide Price

£825,000

- Complete onward chain.
- Fully refurbished.
- Four double bedrooms.
- Three reception rooms

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

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