



**PORTFOLIO**  
from

  
brown & merry

Lionel Avenue, Wendover, Buckinghamshire HP22 6LL



# Lionel Avenue, Wendover, Buckinghamshire HP22 6LL

*This beautifully presented, extended four bedroom family home is situated perfectly in this highly sought after location.*



## Entrance Hall

Entering the property, you will straight away get a feeling of the level of detail and work the current vendors have done to present this fabulous home. The entrance hall has doors leading through to the spacious kitchen/family room, study/bedroom five and lounge, as well as stairs to the first floor with storage under. There is also tiled flooring and a stylish vertical radiator.

## Lounge

The spacious lounge has a bay window to the front aspect, carpeted flooring, an open fireplace with multi fuel burner and oak mantle above. There is also fitted storage and shelving to both sides of the fireplace and a radiator.

## Office/Fifth Bedroom

Leading from the entrance hall the study/fifth bedroom has a large window to the front aspect, carpeted flooring, solid oak desktop, radiator and built in storage to one end.

## Kitchen/Diner/Family Room

This amazing space has been thoughtfully designed by the current owners and offers the whole family space to be together. The space has underfloor heating and tiled flooring that continues through to the utility and



downstairs shower room, LED down lighters and remote-controlled, electric Velux windows with electric thermal blinds.

Moving through to the dining area there are bi-fold doors leading out to the garden and high level Velux windows provide an abundance of natural light. The kitchen area is the highlight of this room with a window to the rear aspect overlooking the garden as well as ample storage from both the wall and floor units, as well as from the large built in cupboard. The superb centre island offers a breakfast bar to one side with space enough for four stools, low level lighting above, electrical points and

drawers. The kitchen also provides a good level of appliances including dish washer, fridge/freezer, large hob with extractor above and a double oven as well as a combi oven / microwave.

## Utility Room

The utility room is a great addition to the kitchen and boasts both wall and floor units, a sink, space for a washing machine & tumble dryer and a free standing fridge freezer. There is a window to the side aspect as well as a double glazed door also leading out to the side. It has tiled flooring, independent underfloor heating system and a door to the shower room.

## Shower Room

Leading from the utility room, the ground floor shower room offers a large shower cubicle to the far end, a vanity unit with a low level W/C, wash hand basin and built-in cupboards. There is a window to the side aspect, part tiled walls and flooring (with underfloor heating) and a heated towel rail.

## First Floor Landing

Rising up from the ground floor, the first floor landing has doors to all of the bedrooms, family bathroom, has carpeted flooring, loft hatch with fold-down ladder and a tall radiator.

## Master Bedroom

The master bedroom offers built in wardrobes to one side, a large picture window to the rear aspect over-looking the garden, carpeted flooring, radiator and a door to the en-suite.

## En-suite to Master

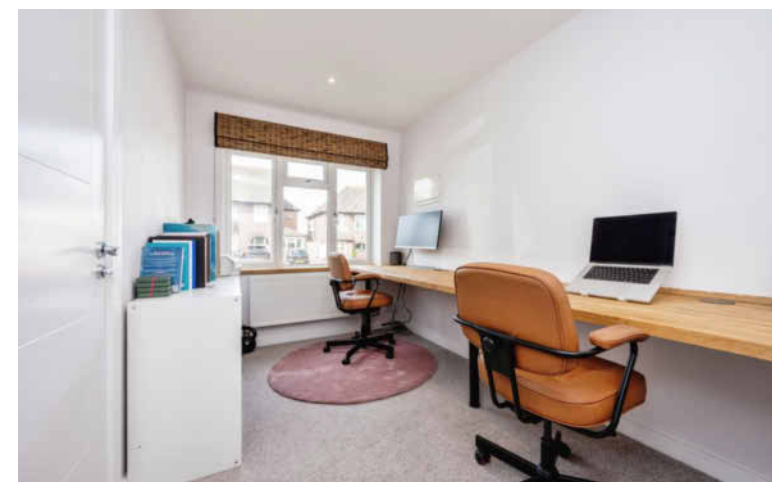
The en-suite has a large shower cubicle, a vanity unit with wash hand basin and low level W/C and built-in cupboards. There is a heated towel rail, part tiled walls and a window to the rear aspect.

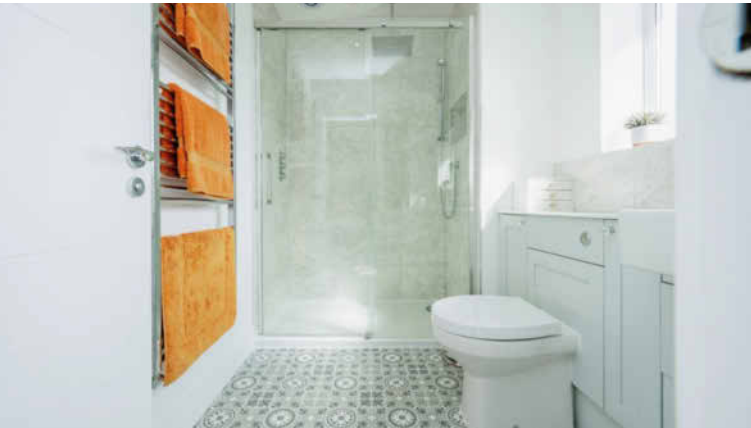
## Bedroom Two

The second bedroom, situated to the front of the house, also has carpeted flooring, radiator and a large window to the front aspect.

## Bedroom Three

Bedroom three is another good-sized double with carpeted flooring, radiator and a window to the front aspect.





### Bedroom Four

Bedroom four is a good-sized single, perfect for a nursery or study space. With a window to the front aspect there is also carpeted flooring and a radiator.

### Family Bathroom

Following the theme of the other two bathrooms, the main family bathroom has a vanity unit with a wash hand basin, low level W/C, built-in drawers and cupboards providing excellent storage space. There is a bath with mixer tap and shower above, part tiled walls, a heated towel rail and a window to the rear aspect.

### Externally

Moving outside, the internal finish and design of the house continues. With a good size driveway to the front offering parking for multiple vehicles, a small wall to both sides and the front. There is a side gate leading to the rear. The south-facing landscaped rear garden provides an entertaining space for all. Starting on the sweeping, newly designed patio which is directly to the rear of the house you will also find a large lawn area, which has maturely planted borders with a mixture of flowing shrubs, trees and bushes. A pathway leads you to the far



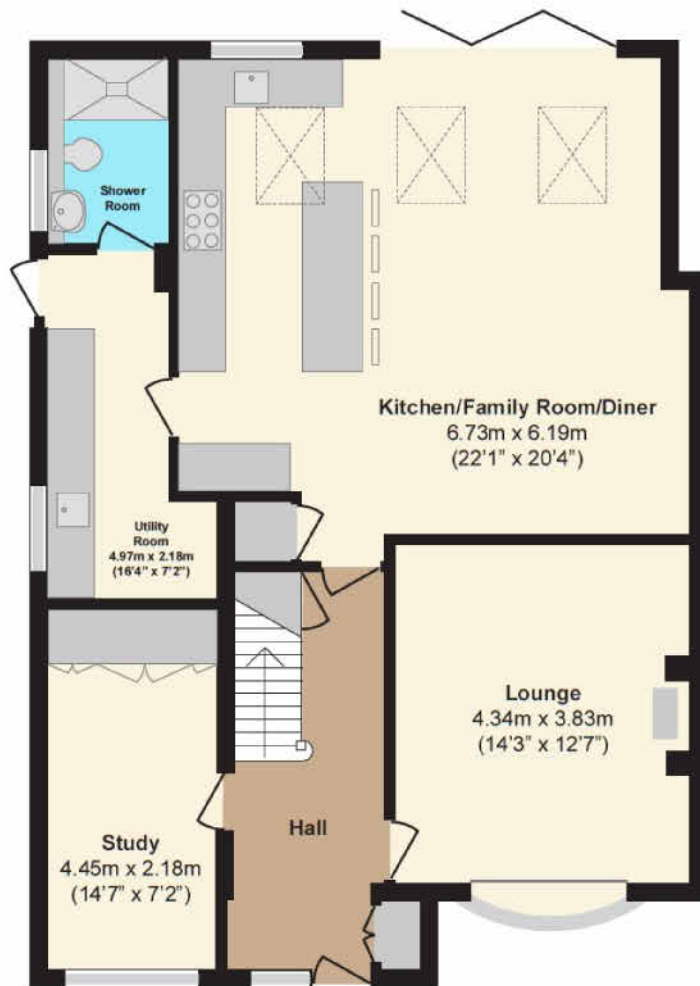
end where you will find the shed and gated storage space for kids' entertainment.

### Location & Education

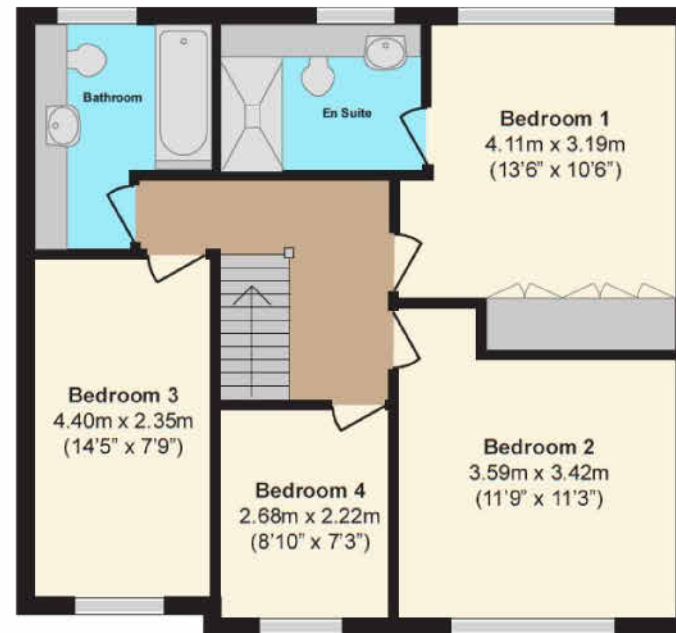
Lionel Avenue is a popular residential road with a footpath leading through to the village centre. Wendover offers an eclectic mix of shops, pubs and restaurants, together with the ever popular and highly rated schools. Just around the corner is Dobbins Lane, where you will find the Tennis Club, together with the Squash and Bowls Clubs. The station is again within walking distance and offers a

frequent service to Marylebone (50mins), on the award-winning Chiltern line. 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. Buckinghamshire is renowned for its schooling. Wendover has a strong selection of schooling; 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). Further education can be found at Aylesbury College.





**Ground Floor**



**First Floor**

# welcome to

## Lionel Avenue, Wendover, Buckinghamshire HP22 6LL

A substantial semi-detached, much improved family home offers beautifully designed and versatile living space throughout. Offering ample parking and a large landscaped garden, this fantastic property boasts large reception rooms, study, three bathrooms and four/five bedrooms. This is a property not to be missed.

Price

**£850,000**

- Four/ Five Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Large Garden And Parking For Multiple Cars

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

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