



**PORTFOLIO**  
from

  
brown & merry

Colet Road, Wendover, Buckinghamshire HP22 6HW

# 3 Colet Road, Wendover, Buckinghamshire HP22 6HW

*Offered with no onward chain, 3 Colet Road has tonnes of potential to become a fantastic family home. In need of some refurbishment the property has three bedrooms, two reception rooms, family bathroom, kitchen, front and rear gardens. Scope to extend subject to planning.*



## Entrance

The front door opens to a good sized reception hall, doors to both reception rooms and stairs to the first floor.

## Sitting Room

12'9 x 9'5 Max

A bright room with sliding patio doors to the rear garden.

## Family Room

12'7 x 9'2 Max

Another bright room with large picture window to the front aspect, small storage cupboard and door to kitchen.

## Kitchen

12'7 x 5'6 Max

Fitted with a range of wall and base units with work surfaces over, one and a half bowl sink with drainer and mixer tap over, built in oven and hob, window and door to the rear garden, window to side aspect.



## First Floor Landing

Window to front aspect, doors to all bedrooms and the family bathroom, access to loft.

## Bedroom One

12'9 x 9'5 Max

A bright generous double bedroom with large window over looking the rear garden, a range of built in wardrobes and shelves.

## Bedroom Two

12'7 x 9'2 Max

Another good sized double bedroom, window to front aspect, built in storage cupboard.

## Bedroom Three

9'5 x 9'0 Max

Window overlooking the rear garden.

## Family Bathroom

A white suite comprising of low level wc, wash hand basin and bath, window to the rear aspect.

ONE ARCADE  
ON A BUMP OF WAY  
he had ten thousand men  
**HE MARCHED THEM UP**  
to the top of the hill  
**HE MARCHED THEM DOWN**  
**AGAIN**



## Outside

To the front is a large area of lawn, similar properties in the road have re-purposed the garden for driveway parking, subject to permission.

The rear garden is of a very good size, mainly laid to lawn with a small retaining wall round the patio area. The garden is enclosed with a mix of chain link fencing, walls and mature trees and shrubs.

A brick built out building provides additional storage.

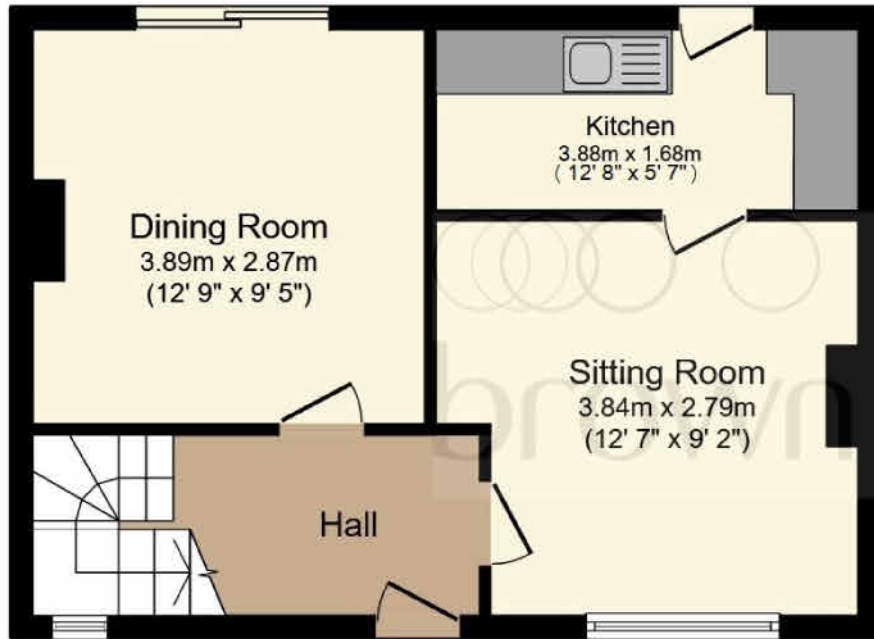
## Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library.

## Education

Buckinghamshire has been renowned for its schooling for many years. 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**

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

Colet Road, Wendover, Buckinghamshire HP22 6HW

**A good sized semi-detached family home conveniently located just 0.4 miles from Wendover High Street. 3 Colet Road offers three bedrooms, two reception rooms, kitchen and first floor family bathroom, front and rear gardens. The property is now in need of some refurbishment and updating. Potential to extend, subject to planning.**

Guide Price

**£400,000**

- Semi detached house
- No Onward Chain
- Potential to refurbish and extend (SSTC)
- Three bedrooms, two reception rooms

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

**01296 624444**

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