



PORTFOLIO
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Orchard Close, Wendover, Buckinghamshire, HP22 6LN

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This well presented, three bedroom detached bungalow is set on a corner plot at the end of this private close.



Entrance Porch

With a double glazed door to the dfront, door to the inner entrance hall, windows to the front aspect and space enough for coats and shoes.

Entrance Hall

A generous entrance hall, with doors to reception rooms, bedrooms and the bathroom and a radiator.

Living Room

15'2 x 10'11 Max

A spacious living room with a window to the side aspect with views over the side garden, fire place, wood effect flooring, radiator. The living room is also open at the far end to the dining room.

Dining Room

10'8 x 9'5 Max

A bright and spacious dining / reception room with door opening into the rear of the kitchen, wood effect flooring and a window to the rear aspect over looking the gardens.



Kitchen / Breakfast Room

20'4 x 8'3 Max

Fitted with a range of wall and base units, space and plumbing for dishwasher and washing machine, space for a fridge freezer, built in double ovens and a large electric hob with extractor above. Window over looking the rear garden to the side and rear aspects, French door leading out to the rear garden, a door leading through to the dining room, door to the entrance hall, part tiled walls and tiled flooring.

Bedroom 1

12'11 x 10'11 Max

A bright and spacious master bedroom, with a large bay window to the front aspect, wood effect flooring, radiator and fitted units.

Bedroom 2

10'11 x 10'11 Max

A generous double, with a large picture window over looking the rear gardens, wood effect flooring and a radiator.



Bedroom 3

10'10 x 6'11 Max

With a large window to the front aspect, wood effect flooring and a radiator.

Bathroom

The four piece bathroom has a bath with chrome mixer taps and shower attachment, wash hand basin, low level W/C, shower cubicle, tiled walls and flooring, a radiator and a window to the side aspect.

Detached Garage

16'1 x 9'10 Max

An up and over garage door, power and light.

Outside

The driveway provides parking for multiple vehicles and leads to the garage, the front door and side gates to the side and rear gardens. The side area has space enough for a vegetable patch and a shed and a path leading to the rear. The south facing rear garden is truly lovely, and has an abundance of flowers, shrubs and specimen trees which provide a degree of privacy. Completing this wonderful outside space is a large patio area that also wraps round to the other side of the property.

Location & Education

The property is situated in an exceptional location in a private no-through road just off Lionel Avenue. 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 schooling; Ofsted rated 'outstanding' primary schools, the well regarded John Colet upper school in Wendover. Aylesbury also has the Grammar and High Schools. together with Sir Henry Floyd Grammar School. The private sector is well served in the area, including Griffin House and Beacon School.





Floor Plan

Garage

Total floor area 107.7 m² (1,159 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

Orchard Close, Wendover, Buckinghamshire, HP22 6LN

This lovely, detached bungalow is set on a corner plot and offers good sized accommodation throughout. Set in its private location, you have a short walk to Wendover High Street with its eclectic mix of shops and restaurants, its mainline station, local schools, doctors surgery and Wendover Tennis, squash, bowls and Cricket clubs. The property is offered with no onward chain.

Price

£670,000

- Three Bedrooms
- Two Reception Rooms
- Detached Bungalow
- Corner Plot

Tenure: Freehold

EPC Rating: D

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To find out more information or to arrange a viewing call

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