



**PORTFOLIO**  
from



**brown & merry**

Carrington Crescent, Wendover HP22 6AW



## 2 Carrington Crescent, Wendover, Buckinghamshire HP22 6AW

*A superb 1930's four bedroom, semi detached family home, offered in excellent condition throughout, driveway parking to the front and enclosed garden to the rear. Conveniently located in a popular crescent just under a mile from the village centre.*



### Entrance

A bright entrance hall with doors to all reception rooms and stairs raising to the first floor landing. Two useful storage cupboards.

### Living Room

11'9 x 10'7 Max

A light and spacious reception room with bay window to the front aspect, fireplace with log burner.

### Second Reception Room

12'7 x 7'11 Max

A separate reception room, currently being used as a play room, could be a separate family room, study or formal dining room.

### Kitchen / Diner

17'11 x 10'11 Max

The kitchen diner is thoughtfully laid out with an extensive range of wall and base units with complementary work surfaces over, built in oven and hob with extractor, ceramic butlers sink and fireplace with ornamental log burner. Window and French doors overlooking and opening onto the rear garden. Wood effect flooring.



### Utility Room

7'4 x 6'7 Max

Good range of wall and base units, work surfaces over, ceramic butler sink, space and plumbing for washing machine, space for tumble dryer, window and door to rear aspect, tiled floor.

### Cloakroom

Low level WC and wash hand basin, easily accessed from the utility room and the second reception room.

### First Floor Landing

Doors to all four bedrooms and the family bathroom.

### Master Bedroom with En-suite Shower Room

14'4 x 10'10 Max

A bright room with a lovely bay window to the front aspect, built in wardrobes. Door to the en-suite shower room comprising of an attractive white suite, walk in shower, wash hand basin and low level wc, window to front aspect.

### Bedroom Two

9'11 x 9'5 Max

Another bright double bedroom with window over looking the rear garden.

### Bedroom Three

10'10 x 7'10 Max

A bright room with a window to the rear aspect.

### Bedroom Four

9'8 x 7'10 Max

Currently used as a home office, window to the front aspect.

### Family Bathroom

A white suite comprising of bath with shower over, pedestal wash hand basin and wc, window to rear aspect.

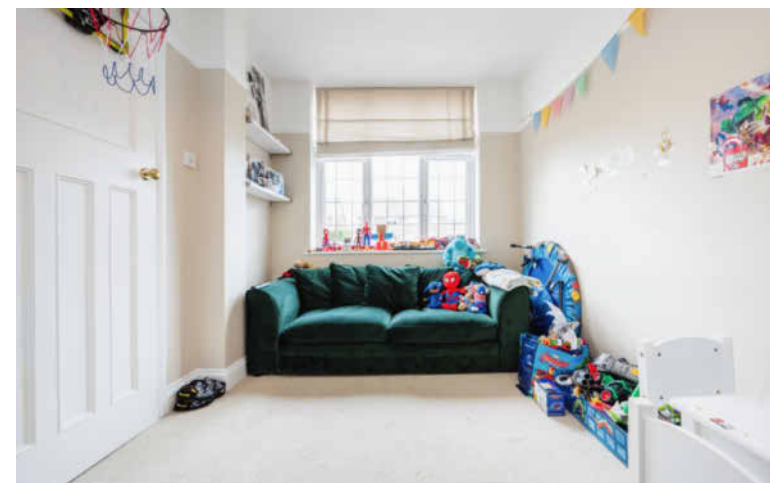
### Outside

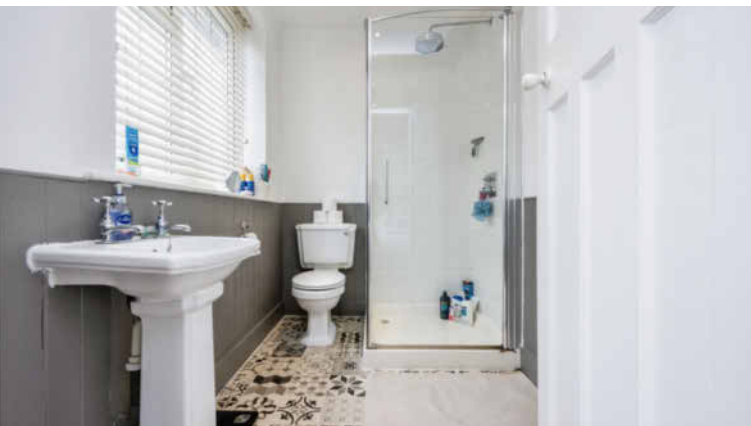
To the front of the property is a good sized driveway providing ample off street parking with a lawned garden to the side.

To the rear of the property is a good sized private south west facing garden, which is mainly laid to lawn and fully enclosed with paneled fencing and mature hedging, A paved terrace to the rear of the house is perfect for al fresco dining, gated side access.

### Location

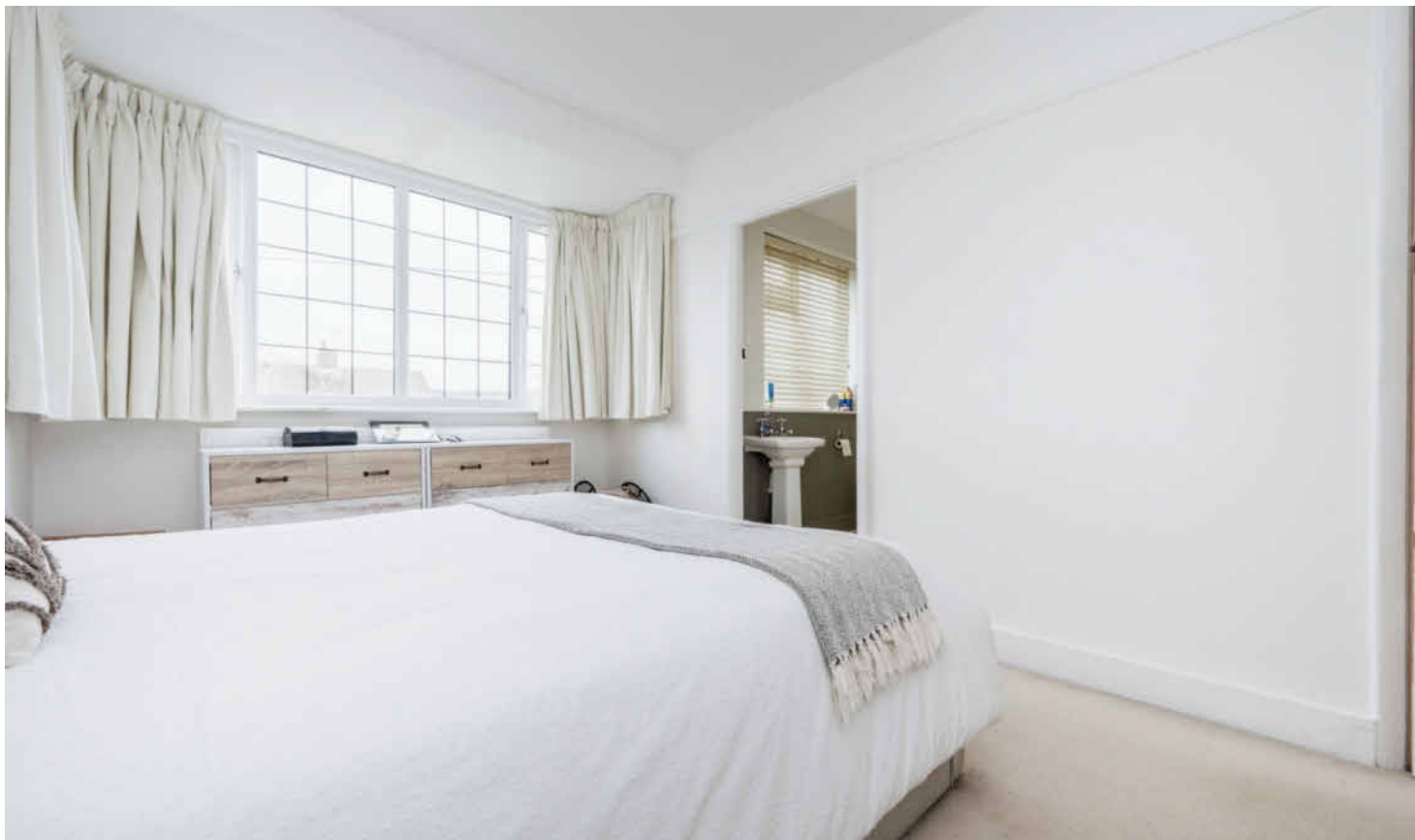
Wendover has one of the prettiest High Streets in the Chilterns, with its eclectic mix of shops, pubs and restaurants and ever popular schools, together with the main line station offering a frequent service to Marylebone (50mins). The A41 can be found between Aston Clinton and Tring, offering a swift 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 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**

Total floor area 113.4 sq.m. (1,220 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](http://www.focalagent.com)

# welcome to

2 Carrington Crescent, Wendover, Buckinghamshire HP22 6AW

**A beautifully presented, spacious four bedroom, two bathroom 1930's semi detached home. Lovely open plan kitchen, dining room with doors onto the rear garden. Driveway parking for two vehicles. Stunning countryside and canal walks from your doorstep, the local park is 0.2 miles away with a wonderful coffee shop. Wendover High Street is 0.9 miles away where you can find local schools, mainline station, shops for your every day needs and a doctors surgery. Viewing is highly recommended.**

Guide Price

**£700,000**

- Four bedrooms
- Two bathrooms
- Kitchen / diner
- Front and rear gardens

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

Years left on lease: n/a

Ground Rent: n/a

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To find out more information or to arrange a viewing call

**01296 624444**

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)

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