



**PORTFOLIO**  
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Halton Wood Road



# 3 Halton Wood Road, Wendover, Buckinghamshire, HP22 5QH

*Nestled at the foot of Wendover Woods, on a quiet no through road this 3 bedroom end of terrace home offers a fantastic location for a growing family.*



## Entrance

A part glazed front door opens to the entrance hall, doors to all rooms, stairs to the first floor.

## Kitchen / Diner

12'8 x 11'4 Max

A spacious kitchen / diner fitted with a range of wall and base units with complementary work surfaces over, built in oven and hob with extractor, space for fridge freezer, space and plumbing for washing machine. Large under-stairs storage cupboard. Door to the rear garden and covered outside storage cupboard.

## Living Room

17'7 x 13'5 Max

A bright double aspect reception room with feature fireplace, large windows to front and rear aspect. Door to kitchen diner.

## First Floor Landing

Stairs rise to the first floor landing, three useful storage cupboards, one housing the boiler, window to rear aspect, doors to all bedrooms, bathroom and wc.



## Bedroom One

12'3 x 10'8 Max

A light, spacious double bedroom, window to the front aspect with views up to Wendover Woods, built in cupboard.

## Bedroom Two

11'8 x 8'6 Max

Window to front aspect again enjoying the views up to Wendover Woods, built in cupboard.

## Bedroom Three

10'7 x 6'11 Max

Window to the rear aspect overlooking the rear garden and views beyond.

## Bathroom with separate wc

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

## WC

Low level wc, window to rear aspect.





## Outside

To the rear of the property is a good sized garden, mainly laid to lawn and enclosed with paneled fencing, access to the front. The front garden is also laid to lawn with a path and steps leading to the front door and to the side access and two outside store room.

## Garage

The single garage is situated in a block of 5 garages and has parking for one vehicle to the front.

## 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 econdary 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 Collegiate and Tring Park School for the Performing Arts.

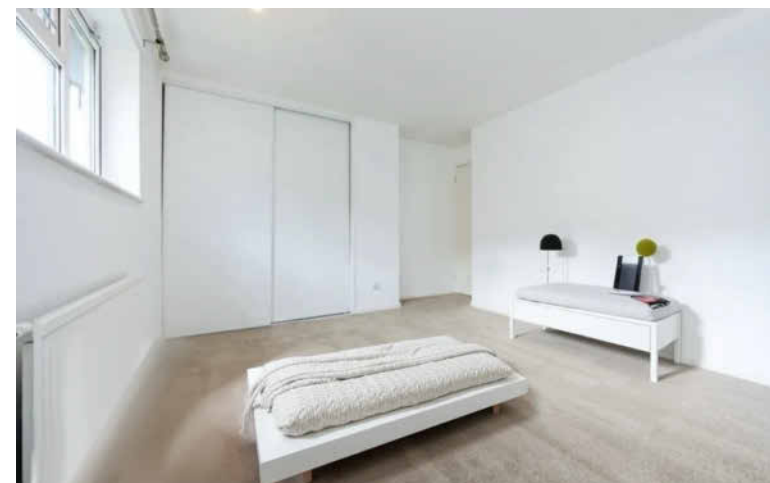
## Location

Halton Wood Road is situated in an elevated position within easy reach of the village and lovely walks up to Wendover Woods. The village centre is little more than 0.8 of mile 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.

## Agents Notes

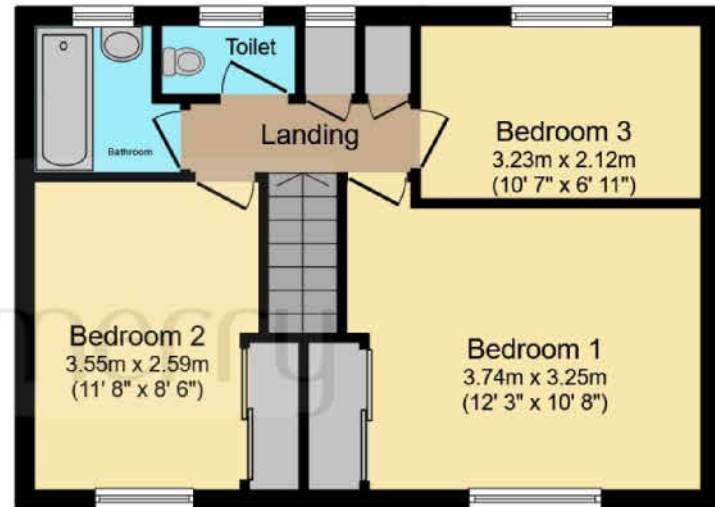
Property is subject to a ground maintenance charge.

Some of the photographs have been enhanced by AI to show how the property could look furnished.





**Ground Floor**



**First Floor**

Total floor area 86.6 m<sup>2</sup> (933 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 Halton Wood Road

Nestled at the foot of Wendover Woods, this 3 bedroom end of terraced home offers a fantastic location for a growing family. A large reception room and well-appointed kitchen / diner, three bedrooms and bathroom and enclosed rear garden, not forgetting the large front garden. Single garage with a parking space in front. Wendover High Street, local schools and main line station are just 0.8 miles away.

Guide Price

## £400,000

- Three bedrooms
- Large reception room
- Kitchen / diner
- Garage and parking

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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To find out more information or to arrange a viewing call

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

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