



PORTFOLIO
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Wendover Road, Aylesbury, Buckinghamshire HP21 9PB

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A fine example of a thoughtfully extended 1930's semi-detached family home on the southside of Aylesbury.



Entrance Hall

Entering the property you will already get an idea of whats to come. With stairs leading up to the first floor there are two cupboards, a window to the side aspect and doors to both the living room to the front and family room to the rear.

Lounge

The spacious lounge has a large bay window to the front aspect, a stunning period fire place with stone half, wood flooring, built in storage and shelving, picture rails and a radiator.

Kitchen/Family Room

To the rear of the property, you will find the hub of the house. The superb kitchen/family room has been meticulously designed to cater for all your needs. With Shelving to one side there is a fire place with brick surround, Wood flooring, feature period radiator, large central island, bifold doors to the rear aspect leading out to the patio. The kitchen area has been meticulously designed to offer a great range of both storage and appliances. With a hidden larder cupboard to the corner, high level double oven and microwave, electric hob with extractor above, window to the rear aspect, space for a large double fridge, tiled walls and wooden flooring.



First Floor Landing

The first floor landing has a window to the side aspect, high level picture rails, carpeted flooring and doors to all bedrooms and bathrooms.

Bedroom One

Situated to the front of the house there is a large bay window to the front aspect, carpeted flooring, high level picture rails, open wardrobes and a radiator.

Bedroom Two

The second bedroom has a window to the rear aspect, wood effect flooring, high level picture rails and a radiator.

Bedroom Three

Again situated to the rear of the house the window over looks the rear aspect, it has carpeted flooring, high level picture rails and a radiator.

Bedroom Four

The fourth bedroom has a window to the front aspect, carpeted flooring, high level picture rails and a radiator.

The Main Family Bathroom

Newly refitted the family bathroom has a vanity unit with wash hand basin and low level W/C, fully tiled floor and walls, bath with chrome mixer tap and shower above, a window to the side aspect and a heated towel rail.

Second Bathroom/En-suite

The second newly fitted bathroom has a large walk in shower with shower attachment and rain shower above, fully tiled floor and walls, a floating vanity unit with wash hand basin, shelf and mirror above, a low level W/C, heated towel rail, extractor fan and an airing cupboard

Office/Gym

The detached office has a window to both front and side aspects, patio doors leading out to the garden, carpeted flooring, loft space and broadband connection.

Cloakroom

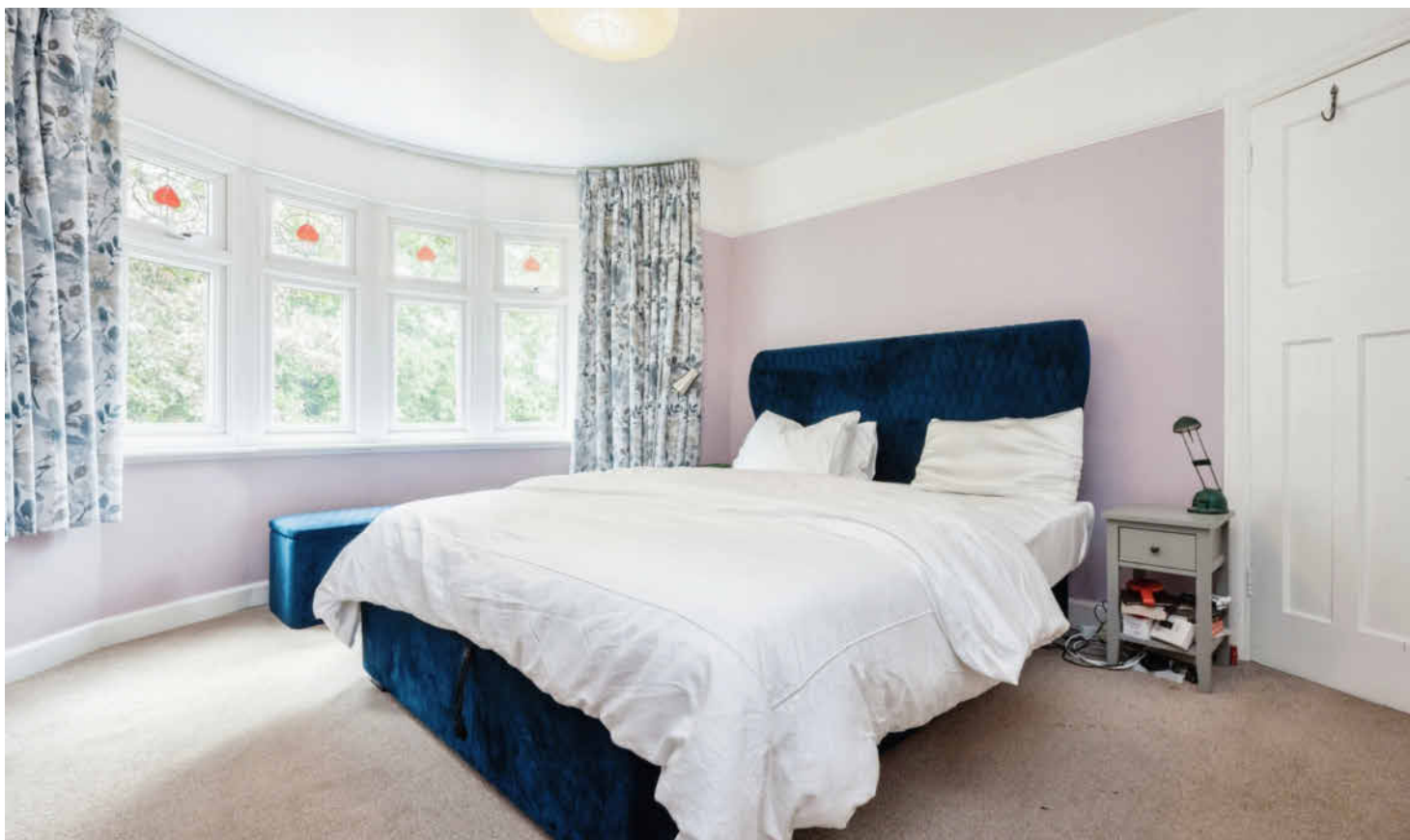
To the side of the office is an external W/C with window to the side aspect, wash hand basin and a low level W/C.





Externally

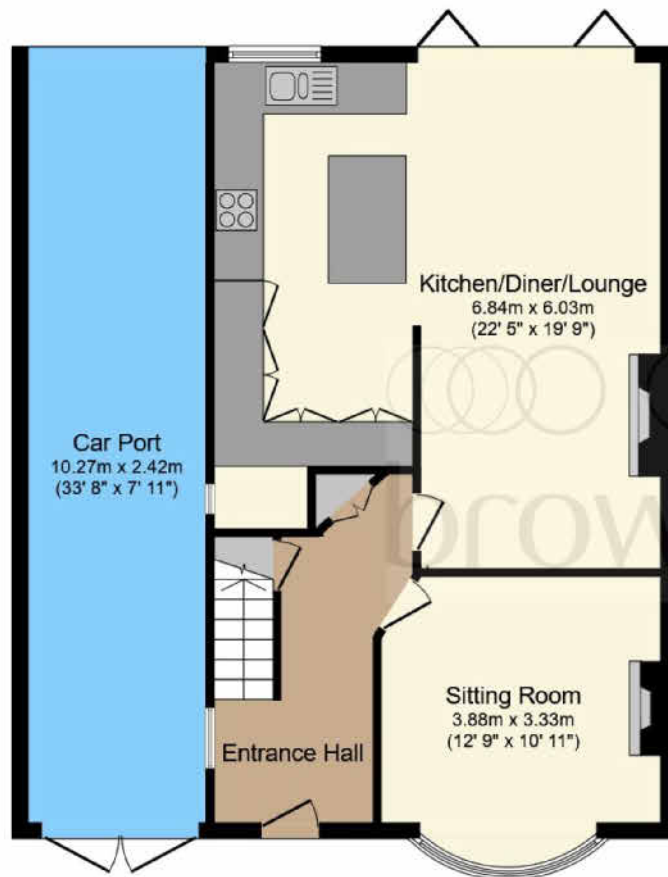
To the front of the property you will find a detached garage, driveway parking for multiple cars, double gated access to the car port that runs the length of the property. To the rear of the property you will find the detached office/gym, external cloak room, patio area, a large shed and a large lawned garden that stretches back roughly 150ft to the rear containing trees, shrubs and bushes.



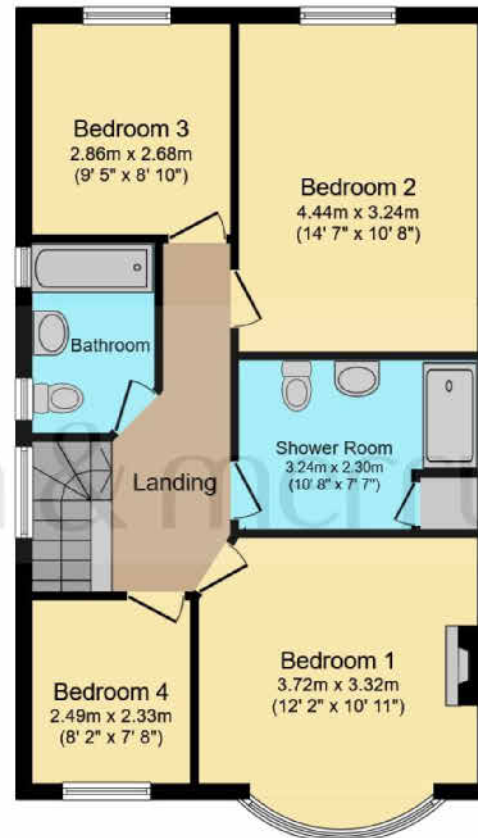
Location

The property is situated on the Wendover Road in Aylesbury and is fairly well set back from the road. The location is walkable to the Grammar and High Schools as well as two local primary schools. The tennis club and Broad leys Pub are also in fairly close proximity as well as several convenience stores and Jansel Square shopping parade. The situation is ideal for those looking to commute back towards London with easy access by road towards Beaconsfield and the M40 on the A413 and Watford and the M25 on the A41. Stoke Mandeville

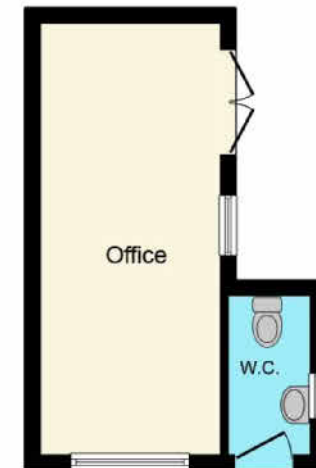
station is also very accessible and offers mainline services into London Marylebone.



Ground Floor



First Floor



Outbuilding

Total floor area 168.8 m² (1,817 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

Wendover Road, Aylesbury, Buckinghamshire HP21 9PB

This substantial and rarely available 1930's semi-detached family home has been lovingly extended and modernized throughout. With high ceilings and a beautifully designed, newly fitted kitchen/family room the property also boasts a large garden, two reception rooms, four bedrooms, two bathrooms, detached garage and carport, and a detached study/gym to the rear.

Price

£650,000

- Four Bedrooms
- Two Bathrooms
- Refurbished Through Out
- Garage and Driveway Parking

Tenure: Freehold

EPC Rating: D

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To find out more information or to arrange a viewing call

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or email wendovercfs@sequencehome.co.uk

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