



PORTFOLIO
from

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Wendover Road, Stoke Mandeville Buckinghamshire, HP22 5TE

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This superb three bedroom semi-detached home offers the buyer a fantastic opportunity to purchase a home full of original features, and huge potential.



Entrance Porch

The external double glazed door with windows to both sides, space for coats and shoes as well as the original front door leading you into the property.

Entrance Hall

The entrance hall gives you a real feel for the amount of care and attention this house has had over the years of ownership by the current vendor. Original features adorn the entrance hall which has door to the two reception rooms, a door to the kitchen and the under stair cupboard. Stairs rising to the first floor and carpeted flooring.

Lounge

A bright room with large bay window to the front aspect, original picture rails, carpeted flooring, radiator and a tiled fire place and fire.

Sitting Room

The sitting room also offers a wealth of character and originality. With picture rails, carpeted flooring, fire place, window to the rear aspect and a radiator.



Kitchen

The kitchen has an original enamel sink and twin drainer unit, Space for a oven and fridge freezer, boiler is situated in the far corner and a selection of storage cupboards. there is also a door leading out to the conservatory to the rear and a part tiled walls.

First Floor Landing

Rising from the ground floor the spacious landing has door to all bedrooms, the bathroom and W/C. There is also a window to the side aspect and loft access.

Bedroom One

Situated to the front of the house is bedroom one, a good sized double with a window to the front aspect, radiator, carpeted flooring and picture rails

Bedroom Two

The second double bedroom is situated towards the rear of the house with carpeted flooring, picture rails, a window to the rear aspect over looking the rear garden and a radiator.



Bedroom Three

The third bedroom has a window to the front aspect, carpeted flooring and a radiator.

Bathroom

The bathroom has an original enamel bath with chrome taps, a wash hand basin, part tiled walls, a window to the rear aspect and a radiator.

W/C

The separate W/C has a window to the side aspect and a radiator.

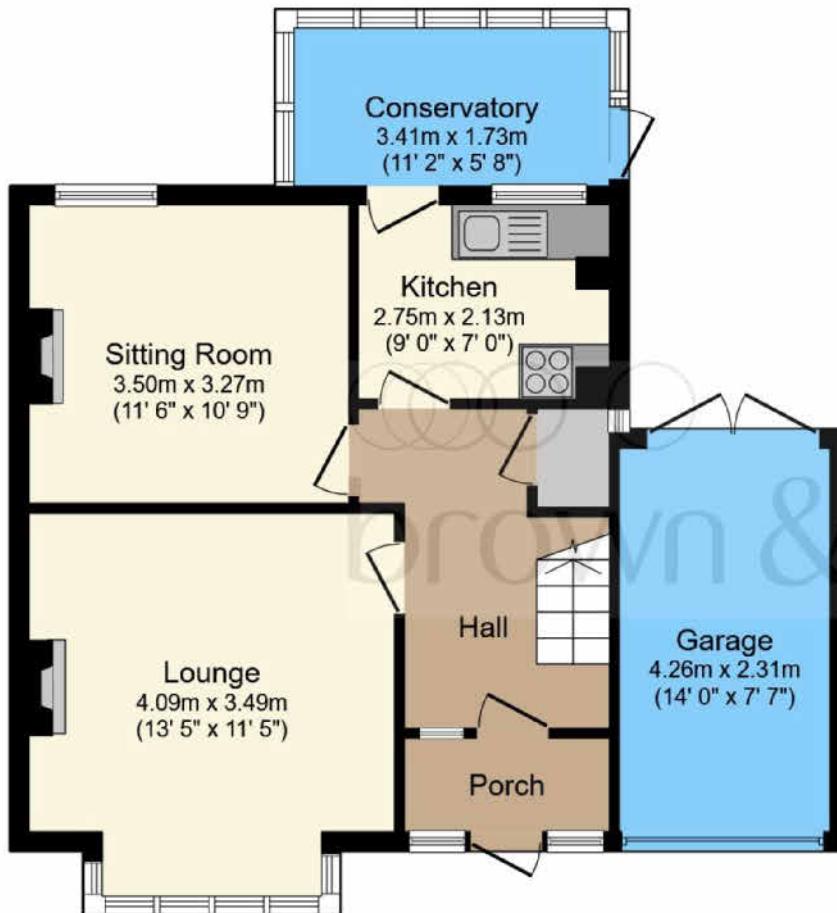
Externally

To the front of the property you will find a well stocked and mature garden with shrubs, flowering plants and trees. A driveway with space enough for several vehicles, and access to the front of the garage. The garage has an up and over door to the front and double doors to the rear. There is a large workshop to the rear of the garage, a path leading to the rear garden, lawns, mature shrubs, flowering plants and a variety trees. To the rear of the property there is a small copse of trees which are accessed via a small single gate.

Location

The stunning countryside surrounding Stoke Mandeville offers some of the best walks in the area, including picturesque Coombe Hill. Near by Wendover has an eclectic mix of shops, pubs and restaurants, Wendover has without doubt one of the most appealing high streets in the Chilterns. Stoke Mandeville Station is within 0.5 miles from the house and the Chiltern Line offers an excellent and reliable service to London Marylebone from either Little Kimble Station, Wendover or Princes Risborough (45 mins), whilst access to the M25 can be found via the A41(M) at Tring (5 miles), or alternatively the M40 at High Wycombe (11 miles).





Total floor area 105.6 m² (1,136 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

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A fantastic opportunity to put your own stamp on what will be a superb family home with original features and high ceilings. Heaps of potential to extend (subject to planning permission) **VIEWING ESSENTIAL**.

Guide Price

£425,000

- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Garage and Parking

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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