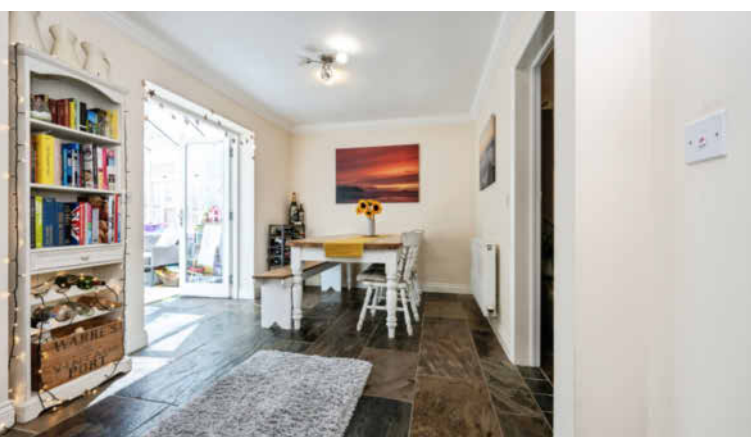




Cruickshank Drive, Wendover, Buckinghamshire HP22 5FD

A spacious, well-appointed four bedroom detached family home, situated in this very quiet and tucked away residential location, offering far reaching views over Wendover and within walking distance of the High Street and mainline train station.



The Main House

Entering the property, the large entrance hall gives you a real sense of the style and space throughout the property.

The well designed and spacious kitchen offers a good range of both wall and floor units, granite worktops, integrated appliances, a double-glazed window overlooking the rear garden as well as a sink and drainer. The kitchen also has a good-sized center island, also with a sink and drainer, cupboards and draws beneath and a breakfast bar seating area to the far side.

The dining area is open to both the kitchen and lounge and offers space enough for a large dining room table and chairs, tiled flooring, and a radiator.

The sun room has double doors leading to the rear garden as well as triple aspect windows.

From the Dining room you walk through to the spacious lounge situated at the front. Boasting a large bay window to the front aspect, a feature fireplace and a door leading back out to the entrance hall you will also find a large radiator and tiled flooring.

The study is also situated to the front of the property and can be used as an office or playroom.



Completing the ground floor is the cloakroom with its low-level W/C and hand wash basin, and the utility room which has space for appliances and an integral door to the first of two garages with an electric roller shutter door to both ends..

Rising to the first floor landing you will find doors to all four bedrooms, family bathroom and the airing cupboard.

The master bedroom with en-suite shower room and spacious built in wardrobe has a large bay window to the front aspect and carpeted flooring.

The second bedroom also enjoys a large en-suite shower room, as well as a good range of built in wardrobes, carpeted flooring, and a window to the front and rear aspects.

The third double bedroom has views over the rear garden via the window, carpeted flooring, and a radiator.

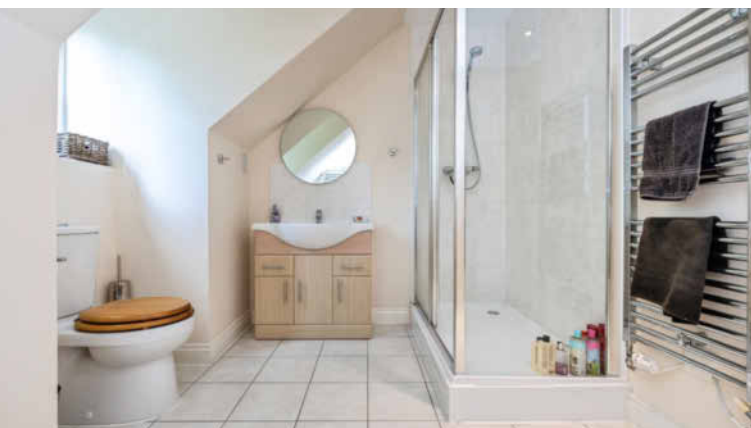
The fourth, a good-sized single bedroom has a window to the rear aspect and carpeted flooring.

The family bathroom has a bath with mixer taps and a shower over, a low level W/C, a wash hand basin, tiled flooring, a heated towel rail and a window to the rear aspect.

Externally

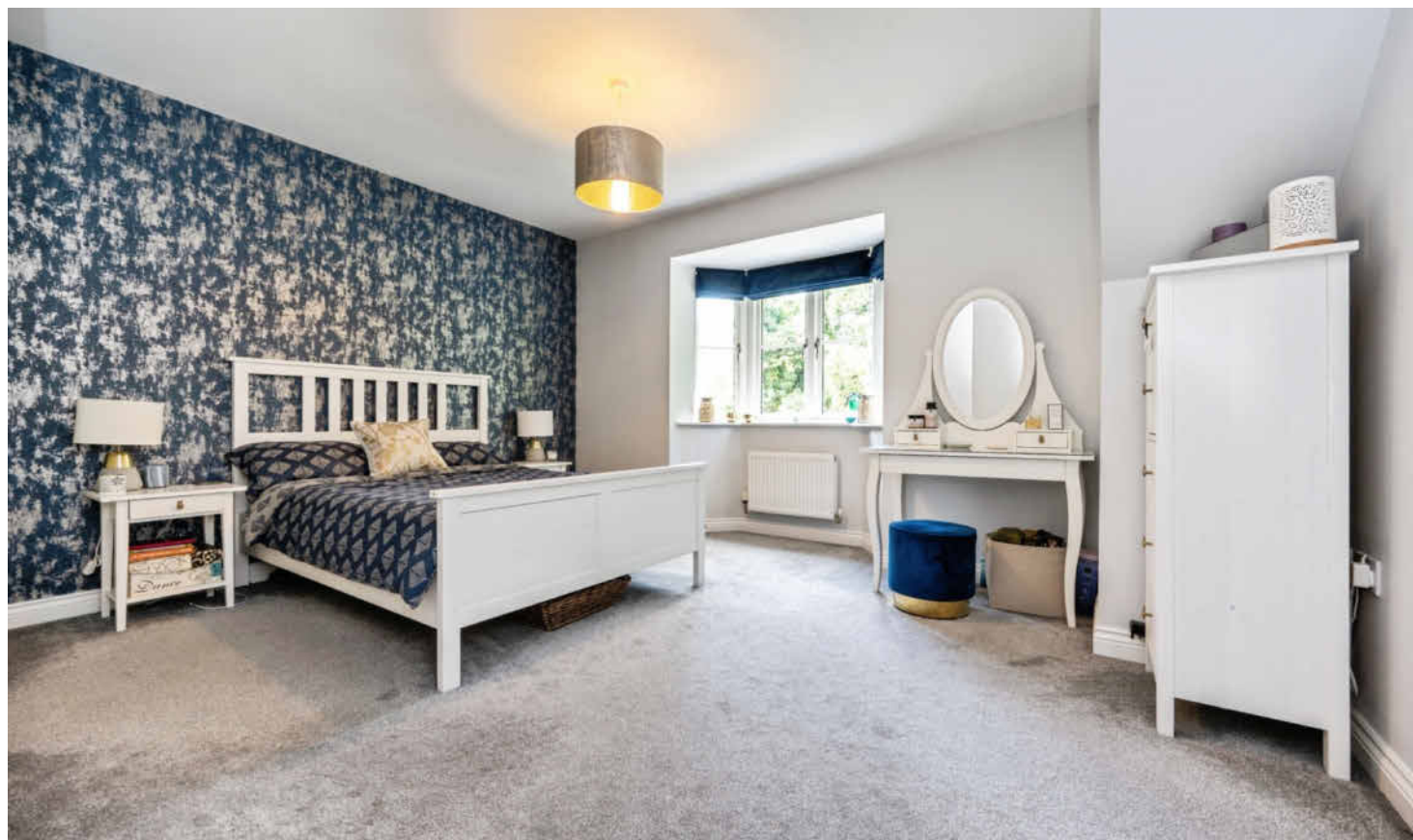
Externally there is a well-stocked and mature front garden with flower beds containing grasses, shrubs, and trees. There is a small path leading to the front door and a driveway to the first garage. The private and enclosed rear garden has a patio seating area perfect for entertaining, a lawn area and further seating areas towards the rear and corner of the garden, for those who would like a quieter area. There is also a good-sized detached garage which is accessed via the roller shutter door to the front and the single door to the side.





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

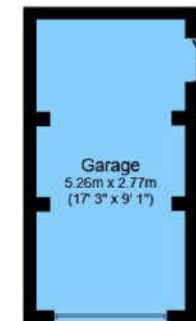
Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). In the independent sector schools include Berkhamsted Collegiate and Tring Park School for the Performing Arts.



Ground Floor



First Floor



Garage

Total floor area 200.6 m² (2,160 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

Cruickshank Drive, Wendover, Buckinghamshire HP22 5FD

A deceptively spacious four bedroom detached family home, quietly tucked away overlooking Wendover Woods. This fine property boasts three reception rooms, three bathrooms and two good sized garages.

Offers in excess of

£750,000

- Four Bedrooms
- Three Receptions Room
- Two Garages
- Close to Wendover Woods

EPC Rating: C

Council Tax Band: F

Tenure: Freehold

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