



PORTFOLIO
from



brown & merry

Chandos Place, Wendover, Buckinghamshire HP22 6ED

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This fully refurbished and beautifully presented two bedroom cottage is located in the heart of Wendover, just off the High Street, benefiting from a newly landscaped rear gardens and private driveway parking to the front. The property is Offered with NO ONWARD CHAIN.



Entrance Hall

Entering the property you will instantly get a feel for the high level of finish that has been achieved. Stairs lead up to the first floor and a door takes you through to the lounge.

Sitting Room

The good sized lounge offers newly laid carpets, a superb log burner with hearth and solid oak mantle. There is also two windows to the front aspect, a door to the kitchen and a radiator.

Kitchen

This stunning kitchen has been designed to maximized the space and functionality of the kitchen. Fully bespoke, the kitchen offers a good range of both wall and floor units, space for a large fridge freezer, an induction hob with extractor above, a storage cupboard under the stairs, complementing wood effect flooring, a single door to the rear garden and a window to the rear aspect.



First Floor Landing

Rising from the ground floor you will find carpeted flooring, doors to both bedrooms, the bathroom and a window to the rear aspect,

Bedroom One

This good sized double room offers a window to the front aspect, carpeted flooring and a radiator.

Bedroom Two

The second bedroom is also a double with a window to the front aspect, carpeted flooring, a built in wardrobe and loft access.

Bathroom

The bathroom has a large walk in shower cubicle with a rain shower above, fully tiled walls and flooring, a window to the rear aspect, a wash hand basin and low level W/C, an airing cupboard and a chrome, heated towel rail.



External

To the front of the property you will find a newly laid gravel driveway and a storage building with storage to the side. To the rear you find a perfect sun trap. south westerly facing the newly landscaped garden has been hard landscaped with a raised flower bed and wooden paneling on the walls.

Works Carried Out

Complete refurbishment - New roof inc new rafters felt battens chimney re-built. New soffits / facias guttering. Exterior walls re pointed front and rendered rear. Newly landscaped rear garden and shingle driveway. All interior walls stripped back to brick work and completely re boarded and plastered and decorated. New doors frames and skirting throughout. All ceilings stripped back to joists and re boarded and plastered and decorated. New log burner fire place with 500 year old hand finished oak beam mantle and stone hearth. Full re wire inc all new lights and switches consumer unit and wiring. Full new gas central heating system inc all pipe work new radiators and combi boiler. New carpet throughout Complete new bespoke kitchen inc new fridge freezer washing machine tumble dryer and oven /extractor wooden flooring, custom stone worktops and back splash, same stone worktops to window sills throughout property

Location

This row of attractive period cottages are something of a landmark in the village centre. 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.





Ground Floor



First Floor

Total floor area 73.6 m² (792 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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Offers in excess of

£460,000

- TOTALLY REFURBISHED
- TWO BEDROOMS
- DRIVEWAY PARKING
- NO ONWARD CHAIN

EPC Rating: C

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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