



Icknield Close, Wendover,
Buckinghamshire, HP22 6HG

TIM RUSS
& COMPANY



Icknield Close Wendover HP22 6HG

Beautifully presented family home offering exceptionally spacious accommodation with the benefit of a garage and a large South Westerly facing rear garden.

£665,000 Freehold



The Property

Set in this central Wendover location within a short walk of the local schools, village centre and mainline station, this extended semi-detached home offers superb family accommodation which is offered in excellent order throughout. The accommodation comprises: entrance hall, cloakroom, 21ft living room which leads into the superbly fitted kitchen/dining room with doors leading out to the garden. The Callerton kitchen was fitted just two years ago and offers an excellent range of drawers and cupboards with a breakfast bar area, Italian granite worktops and splashbacks, a Quooker tap and integrated appliances including a Miele oven warming drawer and oven/microwave, Neff dishwasher, large fridge and a separate large Neff freezer. From the kitchen there is a door leading out to the garden and access into the really useful utility area which offers lots of storage. To the ground floor Karndean flooring has been fitted throughout.

To the first floor are three good sized bedrooms. The principal bedroom is set in the extended part of the property so offers the additional space to allow for a dressing room and a re-fitted en-suite shower room. There is also a vaulted ceiling and skylight, so the bedroom is full of natural light. Also on the first floor is the family bathroom which has been very nicely fitted.

Outside

The rear garden is a superb feature of the property, extending to approximately 90ft and enjoying a sunny south-westerly facing aspect. There is a good sized paved patio to the rear of the house which then leads on to the remainder of the garden which is laid to lawn with a 'play' area to the rear. There is a gravelled driveway to the front of the property providing off street parking and a further shared driveway leading to the brick-built garage.

Garage 17'5 x 8'4

Up and over door, light and power, door to garden.

Additional Information

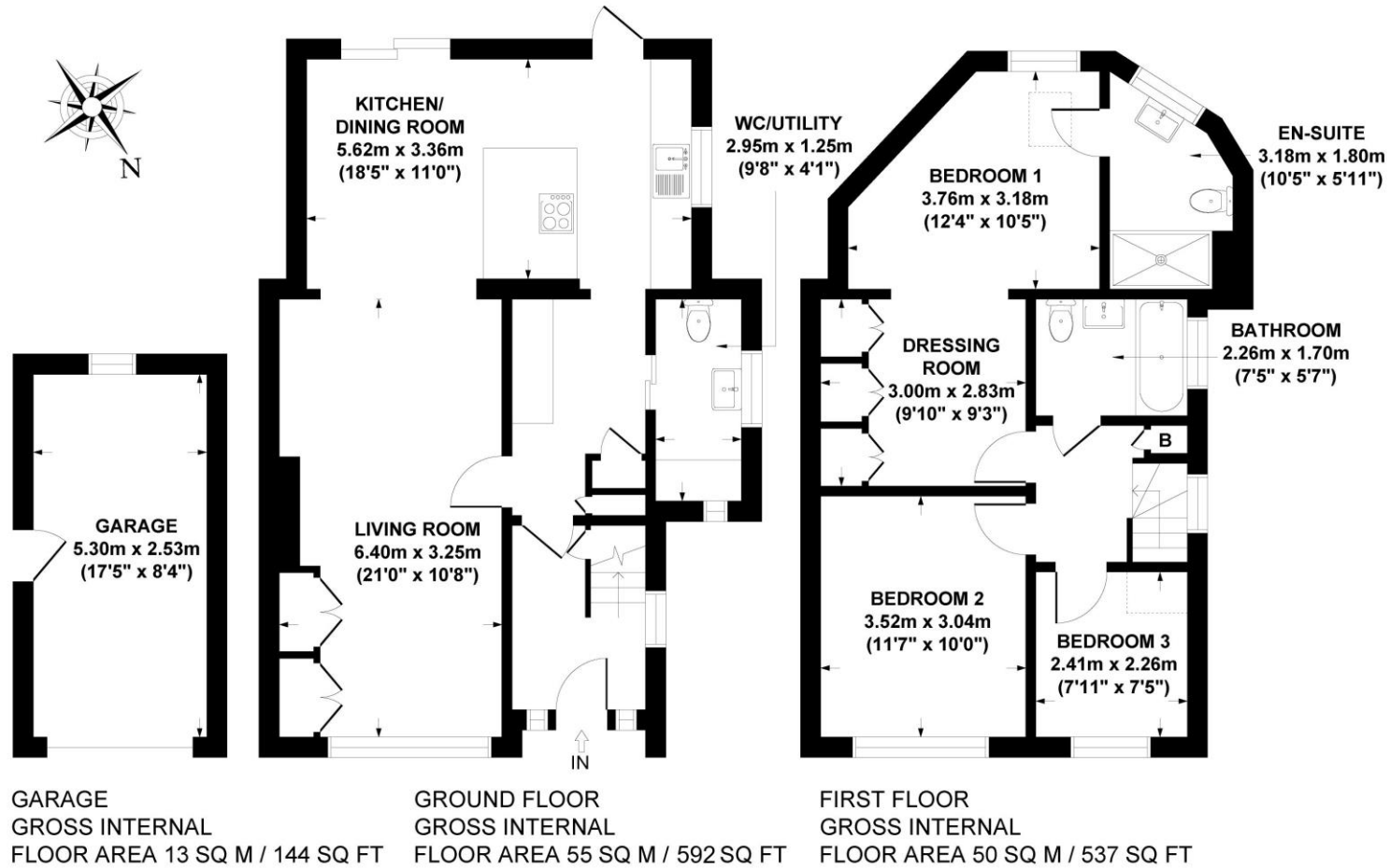
Council Tax Band: E / EPC Rating: C

Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, coffee shops, restaurants, health centre,

dentists and library. There are many opportunities for recreation close to the village including tennis, bowling, Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale. The property is also in catchment for a good selection of secondary and grammar schools.





ICKNIELD CLOSE, WENDOVER, HP22 6HG
APPROX. GROSS INTERNAL FLOOR AREA 118 SQ M / 1273 SQ FT
(INCLUDING GARAGE)
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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