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26 Nightingale Road, Wendover, Aylesbury, HP22 6JX



# 26 Nightingale Road, Wendover, Aylesbury, HP22 6JX

Guide Price £950,000

- FOUR BEDROOM DETACHED EXTENDED FAMILY HOME
- WELL APPPOINTED KITCHEN/FAMILY ROOM
- SIZEABLE MATURE REAR GARDEN
- CLOSE TO LOCAL AMENITIES and LOCAL TRANSPORT
- CLOSE TO WENDOVER WOODS
- UTILITY ROOM and GROUND FLOOR SHOWER ROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- VILLAGE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- INTERACTIVE VITUAL TOUR

Nestled away within the highly sought after Buckinghamshire village of Wendover. This stunning extended four bedroom Georgian detached family home offers versatility and flexible living.

From the moment you walk through the door, you are greeted with a naturally lit entrance hall with a staircase leading to the first floor, from here is the lounge with a feature fireplace, a ground floor shower room. Further on is a home office/reception room with double doors opening to the dining room. The centre point to this property is the well-appointed kitchen/family room which offers a range of integrated appliance such as a fridge and freezer, this kitchen also benefits from a boiling hot tap, five ring gas hob and double electric ovens, the two skylights allow plenty of naturally light. The double glazed French doors open up to the rear garden. The kitchen also benefits from a larder and separate utility room with plumbing and space for a washing machine and tumble dryer.

From the light and airy first floor landing are four double bedrooms with fitted storage to two of the rooms and a recently fitted family bathroom.

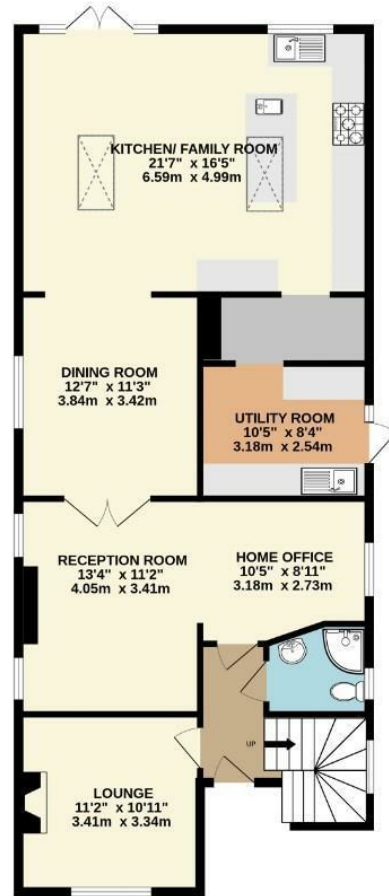
Externally this property sits on a sizeable plot with driveway parking for multiple vehicles. The enclosed rear garden is mainly laid to lawn with a patio seating area with an array of shrubs and mature trees. This property also benefits from a right of access to allow additional access to the rear garden, for a potential garage (STPP).

Located near the centre of the market town of Wendover which is situated within Chiltern Hills. Just 35 miles from London Wendover proves popular with commuters working in London. Wendover offers a selection of shops and restaurants and a weekly market. Wider shopping and entertainment options are available in the nearby towns of Aylesbury and Tring.

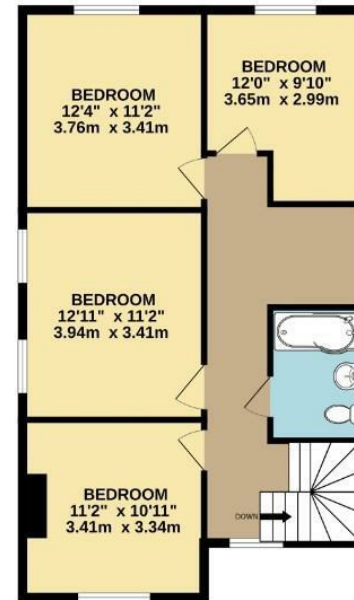
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GROUND FLOOR  
1079 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 1802 sq.ft. (167.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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