



HUNTERS[®]
HERE TO GET *you* THERE

5 Whittingham Avenue, Wendover, HP22 5GU

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Guide Price £525,000

- THREE BEDROOM FAMILY HOME
- ENCLOSED REAR GARDEN
- VILLAGE LOCATION
- KITCHEN/DINING ROOM
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- DRIVEWAY PARKING and GARAGE
- CLOSE TO WENDOVER WOODS
- EN-SUITE TO MAIN BEDROOM and WALK-IN WARDROBE
- UTILITY ROOM and DOWNSTAIRS SHOWER ROOM
- INTERACTIVE VIRTUAL TOUR

Positioned close to Wendover Woods is this well presented three bedroom family home, set across three floors this property offer plenty of space.

As you step through the front door, you are greeted by an entrance hall with stairs rising to the first floor landing, from the entrance is a study room and a well appointed kitchen/dining room with patio doors opening to the rear garden. There is also a separate utility room and shower room.

The first floor landing has a staircase rising to the second floor landing. On the first floor there is the lounge, two double bedrooms and family bathroom.

The second floor landing opens to the main bedroom with a three piece en-suite, plus the addition of a walk-in wardrobe.

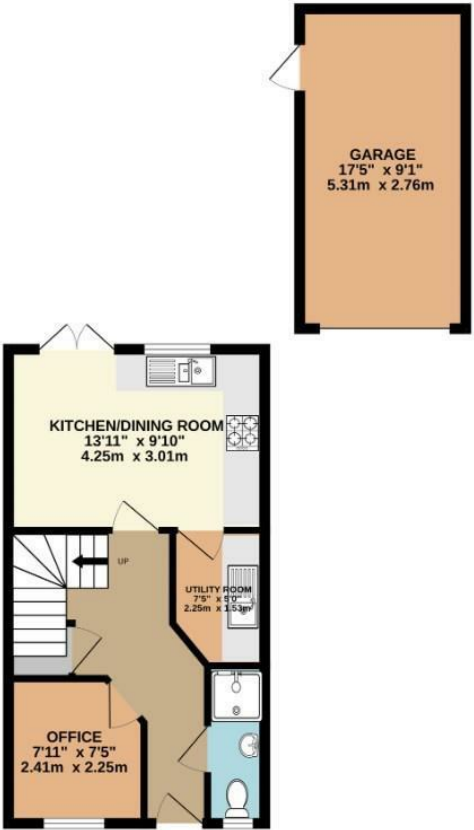
Externally this property benefits from a carport driveway and garage. The enclosed rear garden is mainly laid to lawn with a patio seating area. A gate opens from the garden to the driveway/carport.

This property has been owned by the current vendor since the property was built approx. 15 years ago and has been looked after and presents very well. This is a property to view. The location is within easy reach to Wendover Woods, plus it benefits from a local convenient shop plus the high street.

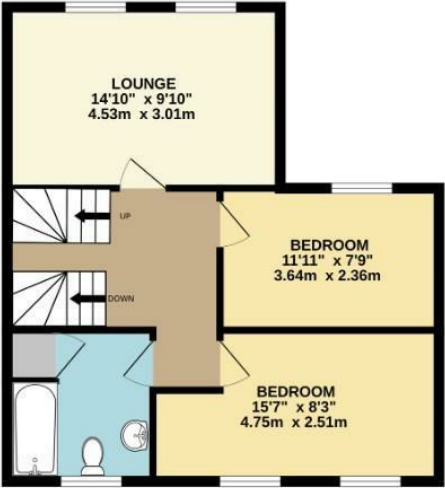
Located near the centre of the market town of Wendover which is situated within Chiltern Hills. Wendover also benefits from a mainline station allowing convenient travel to London from Wendover. Wendover offers a selection of shops and restaurants and a weekly market. Wider shopping and entertainment options are available in the nearby towns of Aylesbury and Tring.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
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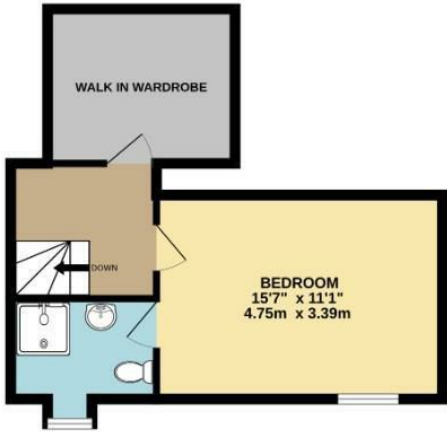
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



2ND FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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. This 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



