



PORTFOLIO
from


brown & merry

Aylesbury Road, Wendover HP22 6JN

105a Aylesbury road, Wendover, Buckinghamshire HP22 6JN

A hidden gem in a tucked away location, close to Wendover High Street and all local amenities, two double bedrooms, bathroom, spacious living, dining and kitchen, covered terrace, garage and parking.



The property

The property can be found tucked away off the Aylesbury Road in Wendover. It can also be accessed by car via Addington Cottages, where you will find a detached garage and parking.

The front door opens to the spacious kitchen / dining room, the open plan kitchen is fitted with a good range of wall and base units with complementary work surfaces over and integral appliances, window and double doors to the rear aspect. Door to utility room with space and plumbing for a washing machine. Tilled flooring.

A spacious sitting room with a window to the side access and feature fireplace, stairs rise to the first floor, an inner hall way leads to a large fully tiled bathroom, with bath, large shower, low level WC and wash hand basin, window to the side access.

On the first floor are two double bedrooms, the second bedroom has a range of built in wardrobes



Outside

The property is approached by a graveled path to the front, on road parking can also be found on the Aylesbury Road. To the rear an unmade road leads past Addington Cottage to a detached timber garage and parking space.

To the rear of the property is a covered part paved part deck area which with a little imagination could be transformed into a stunning courtyard garden, ideal for al fresco dining.

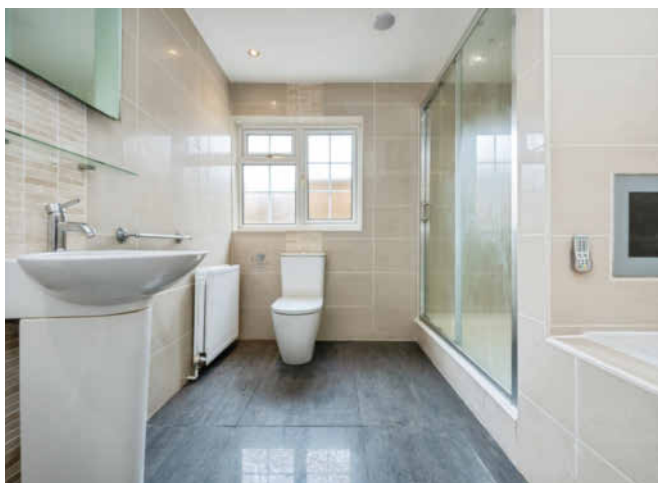
Location

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, Health Centre, Dentists, Library. There are schools in the village for all ages and the



renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.





Total floor area 112.8 m² (1,214 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 Aylesbury Road, Wendover HP22 6JN

Quietly tucked away off the Aylesbury Road in Wendover, this light and spacious semi detached house offers two double bedrooms, a large bathroom, sitting room and open plan kitchen diner, with the bonus of private parking and a detached garage.

If you are looking for a village home within walking distance of all of Wendover's amenities this opportunity can't be missed.

Offers in Excess of

£400,000

- No Onward Chain
- Two Double Bedrooms
- Spacious Open Plan Living
- Detached Garage & Parking

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

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To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk

Woollerton House, 7 High Street, Wendover, Aylesbury,
Buckinghamshire HP22 6DU
brownandmerry.co.uk

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