



**Connells**

Hideaway Farm Wendover Road  
AYLESBURY

# Hideaway Farm Wendover Road AYLESBURY HP22 5TR

for sale offers in excess of  
**£800,000**



## Property Description

Upon entering, a welcoming entrance porch leads through to a spacious central hallway. The heart of the home is undoubtedly the modern, beautifully fitted kitchen, featuring stylish wall and base units, a central island and an range of integrated appliances. The rear aspect lounge enjoys peaceful views across the extensive garden and benefits from patio doors opening directly onto the outdoor space.

The bungalow offers four very generous double bedrooms. The principal bedroom benefits from built in wardrobes, while two of the bedrooms enjoy direct access to the rear garden. Servicing the accommodation are two well appointed bathrooms. One features a bath, separate shower cubicle, and dual wash hand basins, while the second provides a modern shower cubicle.

Externally, the larger than average rear garden is a true stand out feature. With wonderful uninterrupted views of the Coombe hill and the chilterns. Fully enclosed and offering an impressive amount of space. To the front, the 70ft driveway behind electric gates, a rare and valuable feature, providing secure off road parking for multiple vehicles and further enhanced by an EV charging point.

AGENTS NOTE: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even

if the property purchase does not go ahead

## Entrance Porch

Door to front  
Wooden floor

## Entrance Hall

Wooden floor underfoot  
Large storage cupboard

## Kitchen

16' 1" x 13' 9" ( 4.90m x 4.19m )  
Kitchen island  
Wall and base units  
Built in coffee machine  
Gas stove  
Two electric ovens  
Window to front  
Dishwasher  
Tiling underfoot  
Integrated microwave

## Utility/Passage Way

17' 5" x 5' 3" ( 5.31m x 1.60m )  
Two windows to side  
Door to front  
Door to rear

## Lounge

24' 11" x 15' 9" ( 7.59m x 4.80m )

Patio doors to rear garden

Wooden flooring underfoot

Electric fireplace

Two radiators

## Bathroom One

Shower cubicle

WC

Wash hand basin

Window to front

Fully tiled

Tiling underfoot

Radiator

## Bathroom Two

Two wash hand basins

Bath tub

Shower cubicle

Tiling underfoot

Fully tiled

Towel radiator

Window to front

## Bedroom One

16' 1" x 11' 2" ( 4.90m x 3.40m )

Fitted wardrobes

Carpet underfoot

Window to side

## Bedroom Two

15' 9" x 13' 5" ( 4.80m x 4.09m )

Window to rear

Carpet underfoot

Radiator

## Bedroom Three

17' 5" x 8' 10" ( 5.31m x 2.69m )

Window to front and side

Door to rear

Carpet underfoot

Radiator

## Bedroom Four/Study

15' 9" x 11' 10" ( 4.80m x 3.61m )

Window to rear

Door to rear

Carpet underfoot

Radiator

## Front Garden

Large gated driveway

Gravel underfoot

## Rear Garden

Larger than average rear garden

Fully enclosed

Laid lawn

Patio area

## Parking

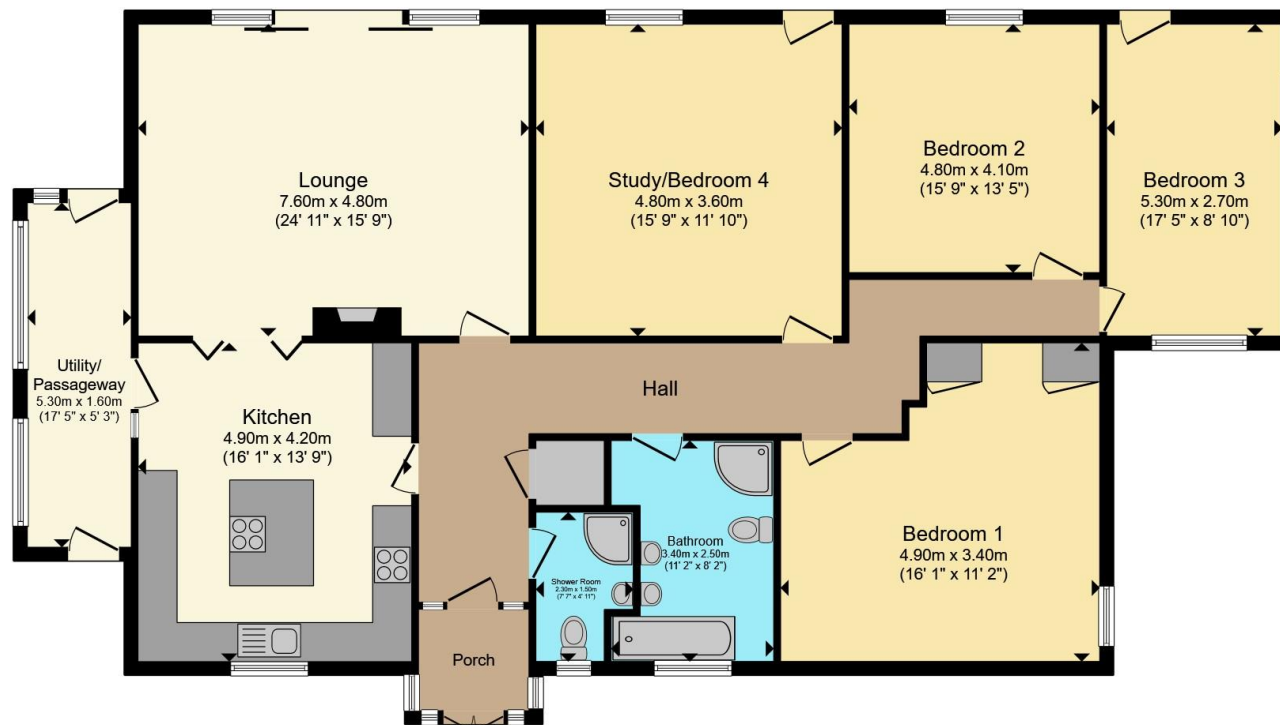
Larger than average driveway for multiple cars

EV Car charger









Total floor area 168.3 m<sup>2</sup> (1,812 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.propertybox.io](http://www.propertybox.io)

**Connells**

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2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312960](http://connells.co.uk/Property/ALS312960)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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