



**PORTFOLIO**  
from

  
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Ogilvie Close, Wendover, Buckinghamshire, HP22 5FN



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## Entrance Hall

Entering the property you will find the stairs leading to the first floor, doors to the lounge, kitchen, cupboard and cloakroom as well as a radiator and tiled flooring.

## Lounge

The bright lounge has a window to the front aspect and French doors to the rear. There is wood parquet flooring and a radiator.

## Kitchen/Diner

This, large open plan kitchen/diner has a light and airy feel. The kitchen has a good range of both wall and floor units, work surfaces, a range of built in appliances, a window to the front aspect, tiled flooring and part tiled walls. The dining area has French doors leading out to the rear garden, a single door leading through to the study, tiled flooring and a radiator.

## Study

The study has a window to the rear aspect, carpeted flooring and a radiator.

## Cloakroom

The cloakroom has a low level W/C, a wash hand basin and a window to the front aspect.



## First Floor Landing

Rising from the ground floor the first floor landing has door to three of the bedrooms and the main family bathroom, airing cupboard, carpeted flooring and a window to the front aspect.

## Bedroom One

The main bedroom on the first floor has a window to the front aspect, a built in wardrobe, carpeted flooring, and a radiator.

## En-Suite to Bedroom One

The en-suite has a shower cubicle, wash hand basin, a low level W/C, a window to the front aspect and a radiator.

## Bedroom Three

The third bedroom double bedroom has a window to the rear aspect, carpeted flooring and a radiator.

## Bedroom Four

The fourth bedroom has a window to the front aspect, carpeted flooring and a radiator.



## Second Floor Landing

The second set of stairs lead up to the second bedroom on the second floor. The property also offers a good amount of storage and a spacious loft space.

## Second Bedroom

The second bedroom has a window to the front aspect, carpeted flooring, a radiator and door to the en-suite.

## en-suite to the Second Bedroom

The en-suite has a shower cubicle, a low level W/C, a wash hand basin, a window to the rear aspect and a radiator.

## Externally

The front of the property has flower borders and a pathway leading to the front door. The rear garden is paved with fencing to all sides, a gate to the rear which leads out to the parking to the rear.

## Location & Education

The village center is little more than half a mile away with its eclectic mix of shops, pubs and restaurants and ever popular schools, together with the mainline station offering a frequent service to Marylebone (45mins). The A41 can be found between Aston Clinton and Tring, offering a swift connection to the M25. Alternatively the M40 can be found at High Wycombe.

Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). In the independent sector schools include Berkhamsted Collegiate and Tring Park School for the Performing Arts.

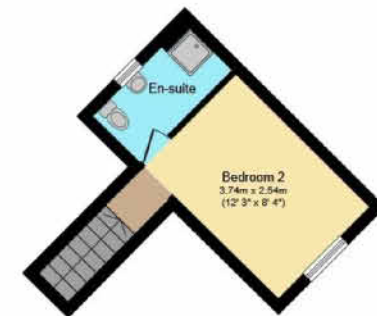




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 121.1 m<sup>2</sup> (1,303 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](http://www.focalagent.com)



# welcome to

Ogilvie Close, Wendover, Buckinghamshire, HP22 5FN

A four bedroom family residence with ample and flexible accommodation for all the family. Situated on the popular Princes Mary Gate development in the market town of Wendover, this property is offered with no onward chain.

Price **£485,000**

- NO ONWARD CHAIN
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms

EPC Rating: B

Council Tax Band: E

Tenure: Freehold

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To find out more information or to arrange a viewing call

**01296 622855**

or email [wendovercfs@sequencehome.co.uk](mailto:wendovercfs@sequencehome.co.uk)

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