

Connells

Hideaway Farm Wendover Road
AYLESBURY

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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 m² (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

Connells

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2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: D

Council Tax Band: F

Tenure: Freehold

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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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