



**PORTFOLIO**  
from

  
brown & merry

Manor Crescent, Wendover, Buckinghamshire

# 48 Manor Crescent, Wendover, Buckinghamshire HP22 6HJ

*A fantastic opportunity to acquire this well loved family home, conveniently located close to the school campus and within 0.4 miles of Wendover High Street.*



## **The Property**

The front door opens to a hallway with stairs raising to the first floor, doors to the main reception room and cloakroom. The double aspect reception room has a large window to the front aspect and doors to the rear garden flooding the space with natural light. The kitchen can be accessed from the dining area or hallway and is fitted with a range of wall and base units and space and plumbing for appliances, window to the rear garden and door to side access and driveway. Upstairs are three light and spacious bedrooms and a family bathroom.



## **Outside**

To the front of the property is a spacious part paved and part graveled parking area, the paved driveway leads to a detached garage with metal garage door. To the rear of the property is a mature established garden with a timber summer house, a paved patio abuts the rear of the house, perfect of outside dining.

## Education

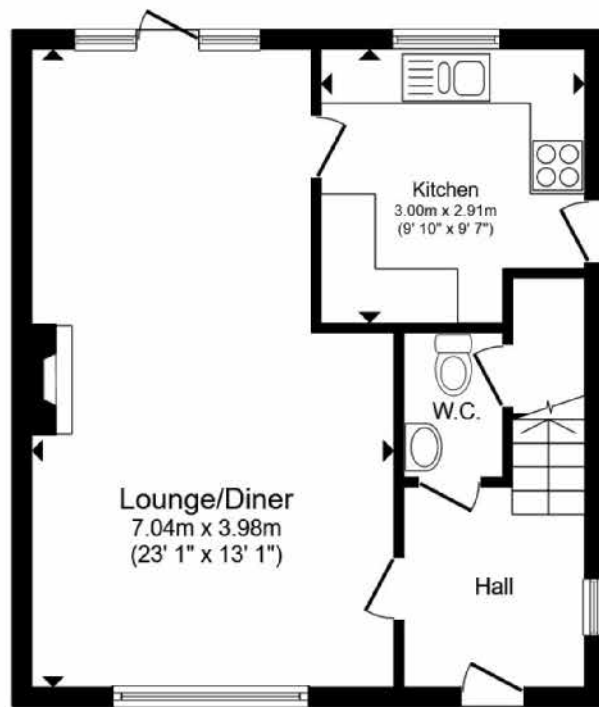
Buckinghamshire is renowned for its schooling. Wendover has a strong selection of schooling; Ofsted rated 'outstanding' primary schools, the well-regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). Further education can be found at Aylesbury College.

## Location

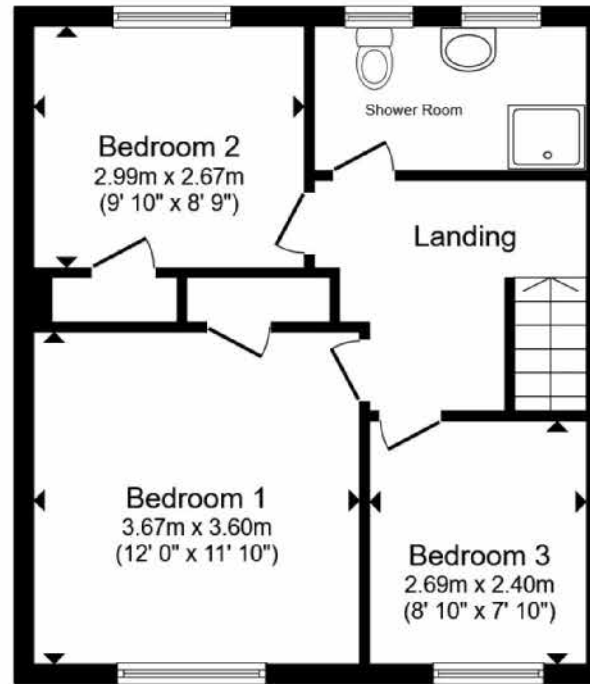
Wendover offers an eclectic mix of shops, pubs and restaurants, together with the ever popular and highly rated schools. Dobbins Lane, where you will find the Tennis Club, together with the Squash and Bowls Clubs. The station is again within walking distance and offers a frequent service to Marylebone (50mins), on the awardwinning Chiltern line. 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.



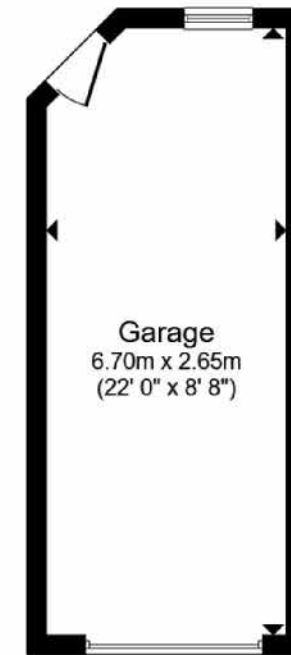




**Ground Floor**



**First Floor**



**Garage**

Total floor area 103.1 m<sup>2</sup> (1,110 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)



# welcome to

48 Manor Crescent, Wendover, Buckinghamshire HP22 6HJ

**48 Manor Crescent is a well proportioned three bedrooms semi detached home, offering bright and spacious accommodation over two floors with potential to extend and improve (subject to relevant planning permissions). Spacious driveway, detached garage and a mature, secluded rear garden. Viewing is highly recommended to appreciate all this home has to offer.**

Guide Price

**£550,000**

- Three Bedrooms
- Double Aspect Lounge Diner
- Driveway Parking and Garage
- Close to Local Schools

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



To find out more information or to arrange a viewing call

**01296 624444**

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)  
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