



Scarlett Avenue, Wendover, Buckinghamshire, HP22 5BD

 **Christopher Pallet**
Professional advice since 1973

**Scarlett Avenue,
Wendover,
Buckinghamshire,
HP22 5BD**

**Offers Over £500,000
Freehold**

A four bedroom family home located close to Wendover Wood's, offering generous living accommodation over three floors and a double garage with driveway parking,

The accommodation on offer comprises: sitting room, kitchen/dining room, study, four bedrooms, two with ensuite shower rooms and a family bathroom. Outside there is an enclosed low maintenance rear garden, double garaging and driveway parking.

A viewing of this home comes highly recommended.

Princes Mary Gate is a modern development in Wendover, a sought after village at the foot of the Chilterns with a picturesque village centre. There are a variety of interesting shops, restaurants, a weekly market and schooling for children of all ages. There is a main line railway station with regular trains to London Marylebone less than 50 minutes.





A four bedroom family home located close to Wendover Wood's with a double garage and driveway parking

On The Ground Floor

The front door leads into a welcoming entrance hallway with stairs rising to the first floor, useful storage cupboard, doors to kitchen/dining room, sitting room and a downstairs cloakroom. The sitting room enjoys a dual aspect with window to the front and double doors to the rear garden. The kitchen/diner is fitted with storage units, has space for appliances, a window to the front aspect and double doors out to the rear garden. An office over looking the garden completes the ground floor accommodation.

On The First Floor

The landing has a window to the front, stairs to the second floor, storage cupboard, and doors to all first floor level rooms. The main bedroom on this floor has an ensuite shower

room and built in wardrobes. There is a further double room and a single room served by a family bathroom with white three piece suite.

On The Second Floor

A double bedroom takes up the entirety of this floor, has an ensuite shower room, built in wardrobes and views across Wendover woods.

Outside

The property benefits from a double garage to the side, with driveway parking for two vehicles. There is a small enclosed rear garden which has a patio area leading to artificial grass for low maintenance and enclosed by wooden fencing.



Directions

Head out of Wendover along the Tring Road (B4009) and at the second roundabout turn right, and then left at the next roundabout into Wood Lane. Follow the road into Scarlett Avenue and the property can be found on the left hand side.

Council Tax: Band E

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details



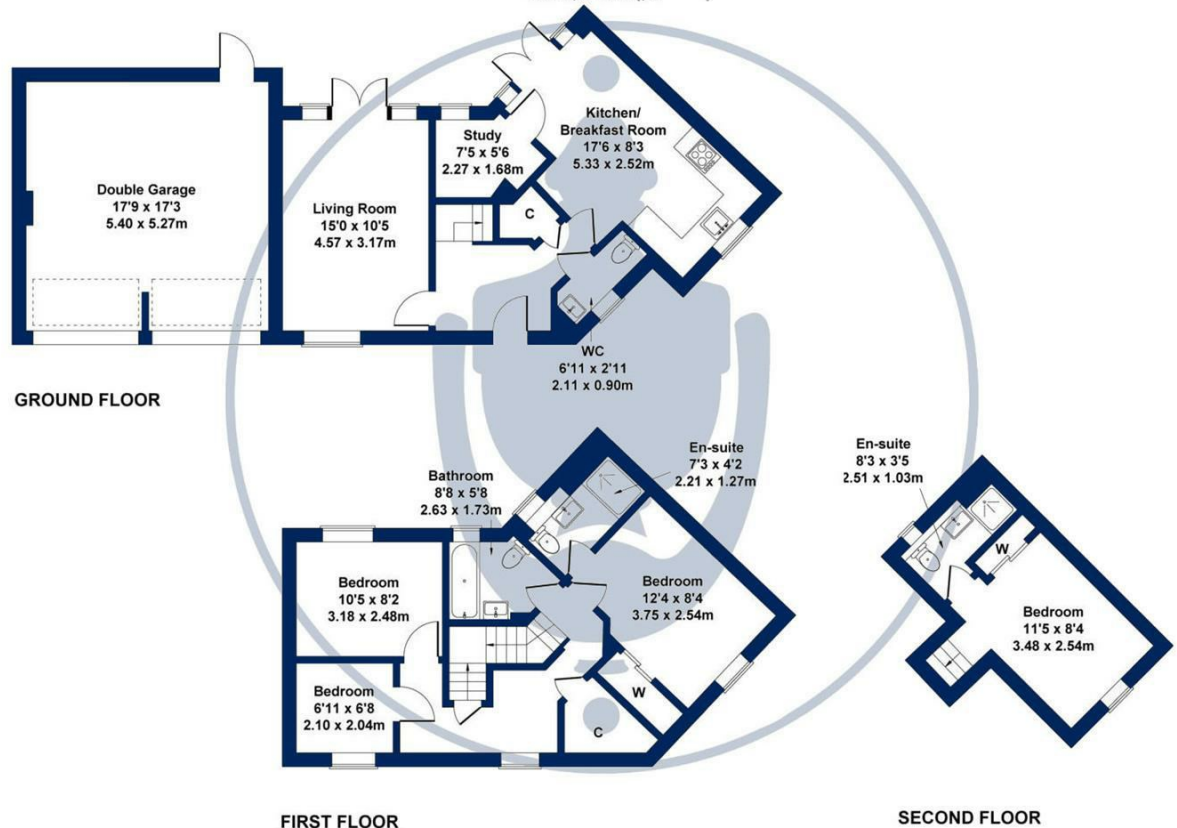
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Scarlett Avenue, Wendover

Approximate Gross Internal Area
1442 sq ft - 134 sq m



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