



Pond Close

WINCHMORE HILL • GUIDE PRICE £649,950

An immaculate 3-bedroom family home with a wrap-around, south & west-facing garden, ideally situated in the sought-after village of Winchmore Hill, Buckinghamshire

- o Excellent transport links to London - Metropolitan and Chiltern Lines
- o South and west-facing wrap-around garden with home office
- o Catchment for renowned Grammar Schools in Buckinghamshire

DESCRIPTION

This home features an open-plan kitchen and dining area with double doors leading to a south- and west-facing wrap-around garden. Ample storage includes a pantry and two additional storage rooms, with potential (subject to planning permission) for a driveway and carport.

The formal reception room boasts a triple aspect view of the garden, ideal for family movie nights.

Upstairs, each spacious bedroom is bright and features its own unique outlook, all served by a family bathroom.

The landscaped garden includes a dining patio and a play area, while a versatile office with bi-fold doors offers a perfect space for alfresco movie nights and summer dining.

Winchmore Hill is rich in amenities with a family- and dog-friendly pub, a common with a play area, and picturesque walking trails, creating an idyllic community setting.

Ideally located between Beaconsfield (3.4 miles) and Amersham (3.3 miles), the village offers excellent transport links to London via the Metropolitan and Chiltern Lines.

The area is renowned for its excellent schools, including Dr Challoner's Grammar Schools, Beaconsfield High School and Chesham Grammar School.









Approximate Gross Internal Area
Ground Floor = 53.8 sq m / 579 sq ft
First Floor = 51.0 sq m / 549 sq ft
Outbuilding / Office = 17.2 sq m / 185 sq ft
Total = 122.0 sq m / 1,313 sq ft

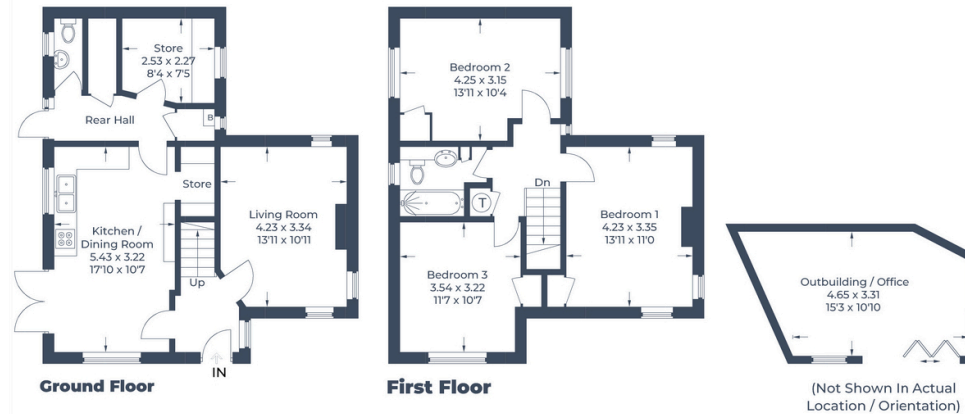


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Harding Green



Robbie Gittins
Partner
0203 879 0723
robbie.gittins@hardinggreen.com

Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



FIND OUT MORE