



PORTFOLIO
from


brown & merry

Grenville Avenue, Wendover HP22 6AG

15 Grenville Avenue, Wendover, Buckinghamshire HP22 6AG

A superb four double bedroom, semi detached family home located just 0.8 miles from Wendover High Street.



Entrance

The front door opens to an entrance hall with stairs rising to the first floor. Door to living room.

Living Room

A bright and spacious room with large bay window to the front aspect, attractive tiled Art Deco fireplace with open fire.

Kitchen / Breakfast Room

A lovely light Cottage style kitchen with a range of wall and base units with complementary work-surfaces over,

space for range style cooker with extractor over, space and plumbing for dishwasher, ceramic butlers sink with mixer tap over, space and plumbing for American style fridge/freezer, two windows overlooking the rear gardens, storage cupboard, stripped wood flooring, door to utility.

Utility Room

Space and plumbing for washing machine and space for tumble dryer with work surface over, wall mounted cupboards above. Door to cloakroom, double doors to the conservatory. personal door to garage and door to side access. Tiled floor.



Conservatory

A bright entertaining space enjoying wonderful views over the garden, double doors to the garden, tiled floor

with under floor heating.

Cloakroom

Comprising of a white suite with low level wc and wash hand basin, window to side aspect.

First Floor Landing

Stairs lead to the first floor landing with doors to all bedrooms and family bathroom, access to loft space.

Master Bedroom

A generous double bedroom, window to the front aspect, door to en-suite shower room.

En-Suite

A white suite comprising of a walk in shower cubicle, low level wc and wash hand basin, part tiled walls, tiled floor,

heated towel rail, window to front aspect.

Bedroom Two

A bright double bedroom, built in storage cupboard, window to front aspect.

Bedroom Three

A cosy double bedroom with window to the rear over looking the rear garden.

Bedroom Four

Another double bedroom, built in cupboard, window to the rear aspect.

Bathroom

A white suite, bath with shower attachment over, wash hand basin and low level wc, window to rear aspect, part tiled walls, tiled floor, heated towel rail.

Outside

To the front of the property is a spacious graveled drive with parking for several vehicles, timber doors to the integral garage, gated access to the rear garden, mature hedging and specimen trees frame this pretty home. The rear garden is a real feature of this lovely family home, thoughtfully and beautifully landscaped to offer several seating, relaxing and dining areas, a secluded terrace to the rear of the house, ideal for al fresco dining, a raised timber deck and timber summer house are the perfect sun trap. As the garden path meanders through the garden passing areas of lawn, raised beds, fish ponds, and fire pit. An abundance of hedging, mature and specimen trees, shrubs, storage shed and wood store. In addition a separate garage can be found at the bottom of the garden and is accessed via a service road which runs behind Grenville Avenue.





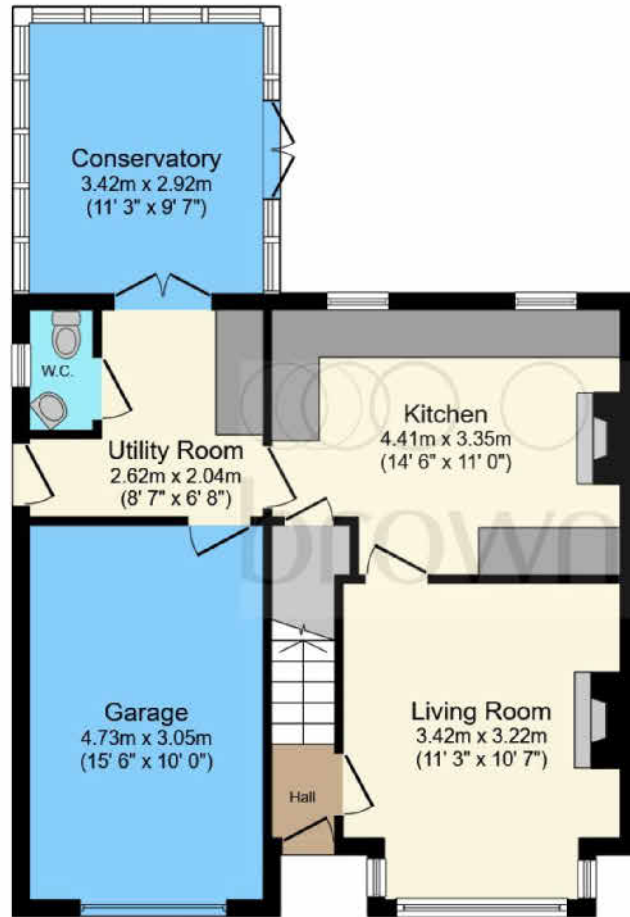
Location

Wendover has one of the prettiest High Streets in the Chilterns, with its eclectic mix of shops, pubs and restaurants and ever popular schools, together with the main line station offering a frequent service to Marylebone (50mins). 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.

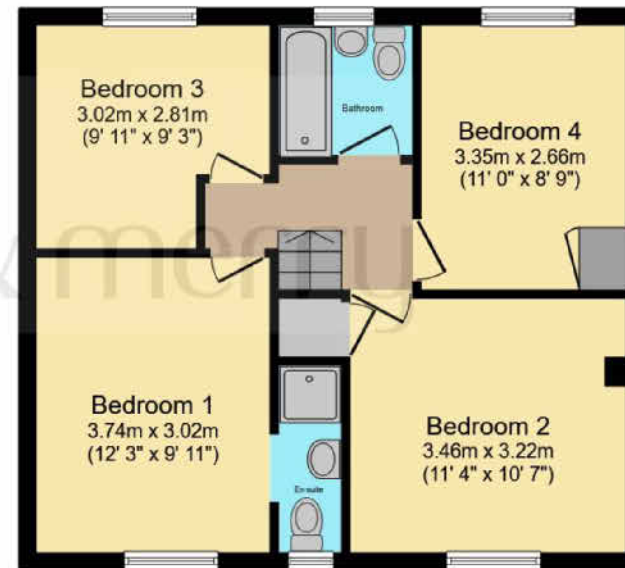
Education

Buckinghamshire has been renowned for its schooling for many years. 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.





Ground Floor



First Floor

Total floor area 114.5 m² (1,232 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

welcome to

15 Grenville Avenue, Wendover, Buckinghamshire HP22 6AG

This beautifully presented four double bedroom family home, built in 1939, has had only two families in residence since it was first constructed. The current owner has lived here for more than 25 years and has thoughtfully extended and maintained the property, preserving many of its original features — including a beautifully simple Art Deco fireplace with an open fire that remains in regular use. The spacious sitting room, kitchen breakfast room, and airy conservatory provide versatile living spaces, ideal for a growing family or a downsizer seeking room to entertain. Outside, the private, southerly facing garden is a real highlight, offering peace and privacy. Perfectly positioned close to the park and reservoir, yet within easy walking distance of Wendover, this lovely home truly needs to be seen to be appreciated.

Offer In Excess Of

£700,000

- Four Bedrooms
- Two Bathrooms
- Kitchen Breakfast Room
- Southerly Facing Rear Gardens

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk

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