



PORTFOLIO
from


brown & merry

Tring Road, Wendover, Buckinghamshire

20 Tring Road, Wendover, Buckinghamshire

An exceptional extended and remodeled four bedroom family home offered in excellent condition throughout.



The Property

Enjoying an elevated position the property is approached by a driveway providing parking for at least two vehicles. The entrance porch opens to a light and spacious living room, stairs raising to the first floor and door to a second reception room. The double aspect living / dining room is open plan with doors leading out to the garden which floods the room with natural light. The kitchen is accessed from the dining room or second reception room and is fitted with a comprehensive range of wall and base units with complementary work surfaces over and tiled splash-backs, integral appliances, space and plumbing for washing machine and fridge freezer. A door leads to a rear lobby and cloakroom, door to the back garden. Flowing on from the kitchen is a second sitting room / family room.

On the first floor are three good sized bedrooms and a beautifully appointed bathroom.

On the second floor is master bedroom with en-suite shower room.



Outside

The front of the property has hard standing for at least two vehicles, side access to the rear garden.

The rear garden is a real feature of this lovely family home, an enclosed paved terrace with steps to a level lawn abuts the rear of the house and is perfect for entertaining. The remainder of the garden is laid to lawn with a mature flower border and raised bed, specimen trees and shrubs. The garden is fully enclosed with paneled fencing.

Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library. There are schools in the village for all ages and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.

Education

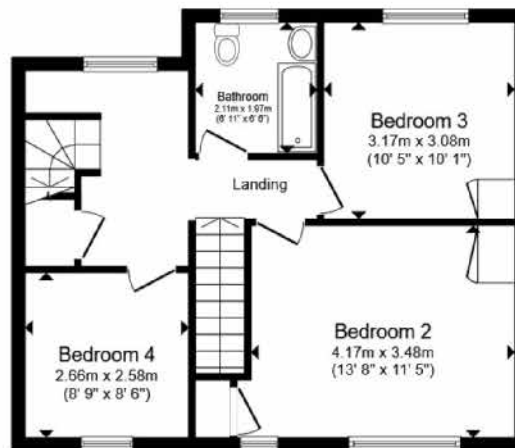
There are schools in the village for all ages and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.



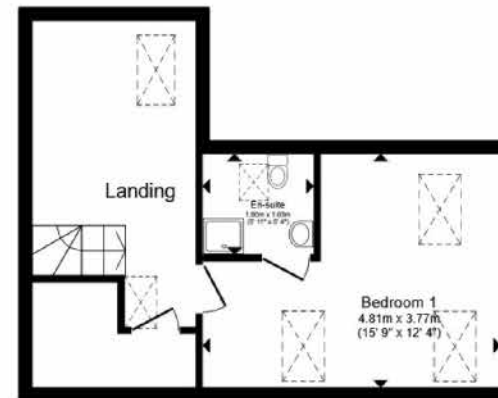




Ground Floor



First Floor



Second Floor

Total floor area 143.9 m² (1,548 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



welcome to

20 Tring Road, Wendover, Buckinghamshire HP22 6NT

20 Tring Road offers light and spacious accommodation over three floors, having been thoughtfully extended and updated by the current owners creating a modern versatile home within 0.3 miles of Wendover High Street and local schools.

Guide Price

£635,000

- Four Bedrooms
- Two bathrooms plus Cloakroom
- Off Road Parking
- Extended and re-furbished.

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

PORTFOLIO
from


brown & merry



To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk
Woollerton House, 7 High Street, Wendover, Aylesbury,
Buckinghamshire HP22 6DU
brownandmerry.co.uk

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

