





WENDOVER ROAD, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £550,000

FREEHOLD

A beautifully renovated and extended period home, dating back to the early 1900's, combing elegant original features with high-quality contemporary finishes throughout.

GEORGE DAVID

WENDOVER ROAD

• EXTENDED DETACHED CHARACTER HOME • RENOVATED TO A HIGH STANDARD • 36FT OPEN PLAN FAMILY KITCHEN • GARAGE & TWO CAR DRIVEWAY WITH EV CHARGING POINT • NO UPPER CHAIN • SHORT WALK TO GRAMMAR & HIGH SCHOOLS • OVER 2000 SQFT OVERALL ACCOMMODATION • VICTORIAN STYLE MAIN BATHROOM SUITE • FOUR GENEROUS BEDROOMS • EN SUITE TO PRINCIPAL BEDROOM





LOCATION

Conveniently located within easy reach of the town centre, the area offers a wide range of shops, restaurants, leisure facilities and everyday amenities, along with nearby parks and green spaces. The property is also within walking distance of the highly regarded Aylesbury Grammar School and Aylesbury High School. Popular with both families and commuters, the location benefits from excellent transport connections, including nearby rail services from Aylesbury and Stoke Mandeville stations to London Marylebone, as well as easy access to the A41 and A413.

ACCOMMODATION

Ground Floor Accommodation

The property is approached via a charming front garden with mosaic tiled pathways leading to the composite front door and gated side access.

The welcoming entrance hallway leads to a bay-fronted sitting room featuring a cast iron fireplace, alongside a separate snug, also benefitting from a cast iron fireplace. A downstairs WC is conveniently positioned off the hallway.

To the rear of the property is an impressive open-plan kitchen/living space, thoughtfully designed for modern family living and entertaining. Bi-folding doors open directly onto the rear garden, while multiple roof lanterns flood the room with natural light. The bespoke kitchen features high-quality soft-close cabinetry, Corian work surfaces, a breakfast bar, pull-out waste bin, larder cupboard, and a breakfast cupboard with concealed power points and fold-away doors. Integrated appliances include an AEG oven, combination microwave/oven, dishwasher, induction hob, extractor unit, and Quooker instant hot water tap. There is also space for an American-style fridge/freezer. A separate utility room houses the central heating boiler and provides plumbing for a washing machine, together with space for a tumble dryer.

First Floor Accommodation

The split-level landing includes a retractable loft hatch with fitted ladder access.

The bay-fronted principal bedroom benefits from a walk-in wardrobe and a beautifully refitted en-suite shower room, featuring a walk-in shower cubicle with recessed shelving and rainfall shower head, together with a contemporary basin and mixer tap. There are two further double bedrooms, both retaining attractive cast iron fireplaces, in addition to a fourth single bedroom, also featuring a cast iron fireplace.

The family bathroom is fitted with a stylish

Victorian-inspired suite comprising a clawfoot bath with rainfall shower head, mixer tap and shower attachment, WC, vanity basin unit with soft-close storage drawers, and a Victorian-style radiator.

Outside

The rear garden has been attractively landscaped with a paved patio and pathway, raised flower beds, fenced boundaries, and gated rear access. To the rear of the property is a single garage with roller door, power, lighting, and direct access into the garden. An EV charging point is included, together with an external tap and power point.

Further Features

- Hardwood doors with brass fittings
- Exposed floorboards
- Gas-fired radiator central heating with designer radiators throughout
- High skirting boards
- Water pressure booster system providing consistent flow to taps and showers
- Composite front door and composite stable rear door
- Electric underfloor heating to the kitchen/living area and dining room
- Bi-folding doors opening onto the rear garden

Notes

The vendor advises that the extension and renovation works were completed between 2022 and 2023. Various items within the property may be available by separate negotiation. Please contact the agent for further details.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2071.00 sq ft

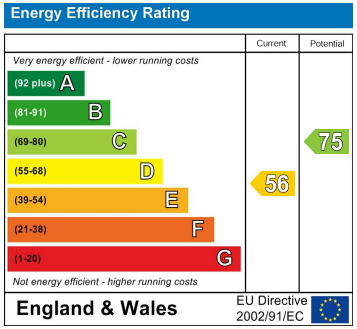
Tenure – Freehold











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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