



PORTFOLIO
from


brown & merry

The Cedars, Wendover, Buckinghamshire

24 The Cedars, Wendover, Buckinghamshire HP22 6LW

A light and spacious chalet bungalow, offering versatile accommodation over two floors. Conveniently located just 0.5 miles from Wendover High Street. Viewing is highly recommended, this property is also offered with no onward chain.



The Property

The front doors opens to an entrance hall with stairs raising to the first floor. Two double bedrooms to the front of the bungalow, bedroom one is currently used as a dining room, an easily accessible shower room, with shower, WC and wash hand basin. The kitchen is fitted with a good range of wall and base units with integrated appliances, door to side access. The main reception room is light and spacious with a door and window to the rear garden, flooding the room with natural light. On the first floor are two further bedrooms and a cloakroom, there is also an abundance of eaves storage.

Outside

To the front of the property is a spacious driveway providing parking for several vehicles, wrought iron gates lead to a single garage with metal up and over door, power and light, personal door to the rear garden. The remainder of the front is laid to lawn with mature borders.

Gated side access to the rear garden, which has been thoughtfully landscaped with a paved terrace to the rear of the property, lawn and established well stocked borders.



Location

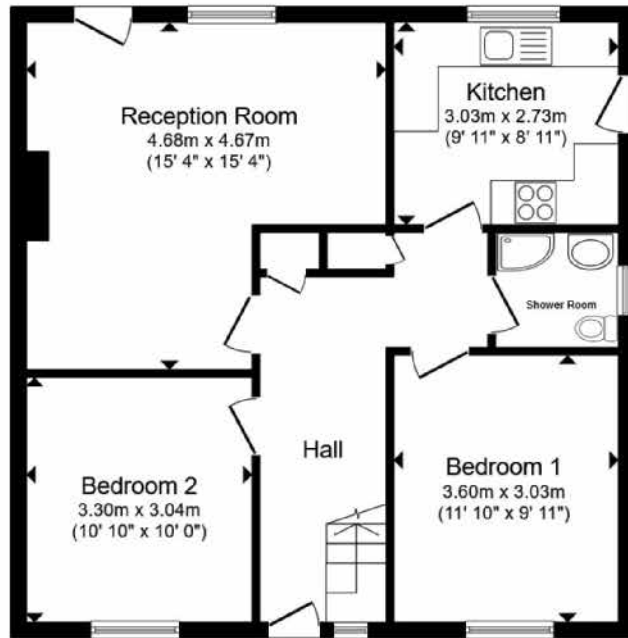
Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station at the top of the High Street, on the Chilterns 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.

Education

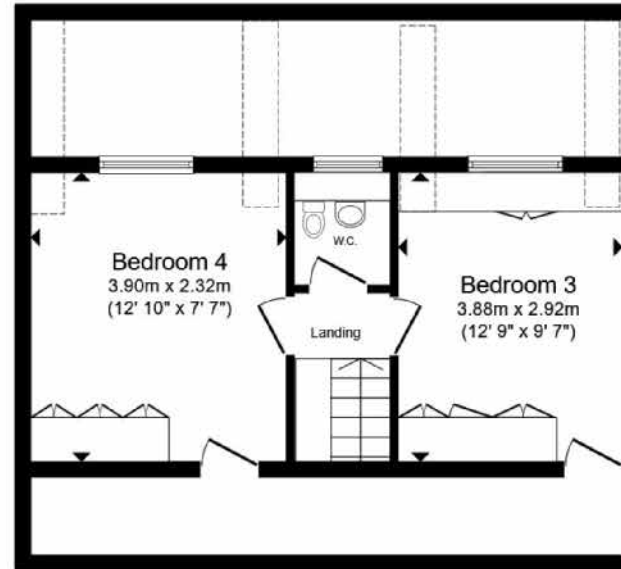
There are schools in the village for all ages and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available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



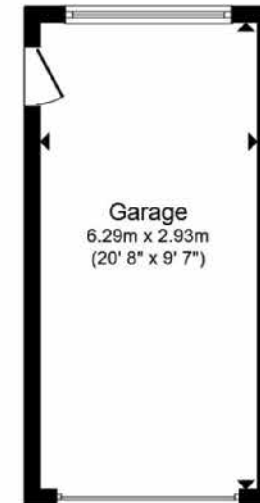




Ground Floor



First Floor



Garage

Total floor area 117.1 m² (1,261 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 The Cedars, Wendover, Buckinghamshire

A well presented chalet style bungalow offering versatile accommodation over two floors. Attractive secluded garden to the rear and driveway parking and garage to the front.

Guide Price

£525,000

- No Onward Chain
- Four Double Bedrooms
- Secluded Garden
- Garage and Parking

EPC Rating: D

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.

