



Addington Cottages, Wendover, Buckinghamshire HP22 6JR

This well presented, two bedroom character cottage is privately tucked away in the heart of Wendover.



Lounge

Entering the property through the front door you will find the sitting room with a double glazed sash window to the front aspect and multi fuel stove this lovely room is full of character. With exposed brickwork and beams, a radiator and bifold door leading you through to the kitchen /diner.

Kitchen/Diner

The well appointed kitchen offers a good range of both wall and floor units with work surfaces above. A double glazed window to the rear aspect offering light and views over the rear garden. There is also a gas hob with extractor above, a high level Nef hide and slide oven with space above for a microwave, a Belfast sink, space enough for a large fridge freezer, Karndean LVT flooring, an integrated dish washer, part tiled walls, a radiator, door to the rear aspect and a stairs to the first floor.

Bathroom

This beautifully presented, four piece bathroom offers a roll top bath with chrome mixer taps and shower attachment. There is also a shower cubicle with rain shower attachment, a toilet with high level cistern, a wash hand basin, a heated towel rail, part tiled walls, a double glazed window to the side aspect and an extractor



fan.

First Floor

Rising to the first floor the landing provides access to the both bedrooms one and two.

Bedroom One

Situated to the front of the property this good sized double bedroom has a double glazed window to the front aspect, a good range of fitted wardrobes, wooden flooring and a radiator.

Bedroom Two

The second bedroom offers a double glazed window to the rear aspect, wooden flooring, a radiator and a fitted cupboard.



Outside

Exiting the property via the the double glazed stable door you will find a covered porch area which leads to the rear garden. The mature rear garden has a good selection of flowers, shrubs, trees and bushes. A pathway leads you to the rear of the garden where you will find a small lawn area, patio and a shed.

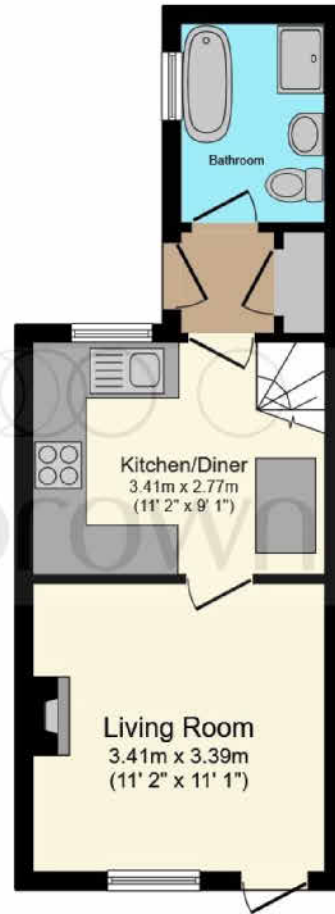
Location

This row of attractive period cottages are something of a landmark in the village. 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.

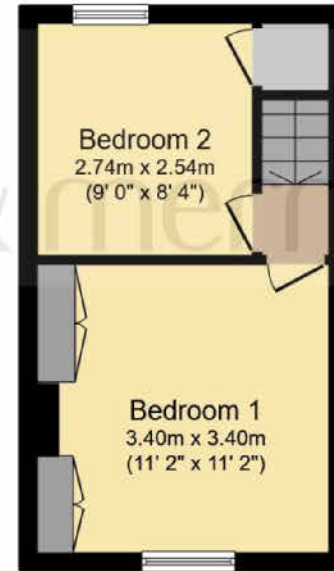
Education

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 49.3 m² (531 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

Addington Cottages, Wendover, Buckinghamshire HP22 6JR

This superbly and sympathetically refurbished terraced cottage, offers well appointed accommodation as well as and outstanding west facing rear garden which has been beautifully planted throughout.

Offers in Excess Of

£360,000

- Two Bedrooms
- Kitchen / Diner
- Sitting Room
- Great Sized Garden

EPC Rating: D

Council Tax Band: C

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.

