



62 Babington Road, Wendover, Buckinghamshire HP22 5PX

A superbly presented and updated family home, offering bright and spacious accommodation over two floors, ample parking and garage to the front, landscaped garden to the rear.



The Property

A bright and spacious semi-detached family home which has been built to an extremely high standard by W E Black in 2014. It offers approximately 1500 sq. ft. of bright and airy accommodation in a lovely setting at the foot of Wendover Woods, adjoining the Area of Outstanding Natural Beauty of the Chilterns.

The ground floor accommodation flows beautifully and provides a generous hall, cloakroom, study, sitting room, re-designed and newly re-fitted open plan kitchen/dining room with bi-folding doors onto the rear terrace and a utility room.

On the first floor there are four double bedrooms with an en-suite shower room to the master and a further family bathroom.



Outside

There is an integral single garage with internal door and a brick paved driveway providing additional parking for two vehicles. A beautifully designed and laid out generous rear garden offers a sunny southerly aspect.

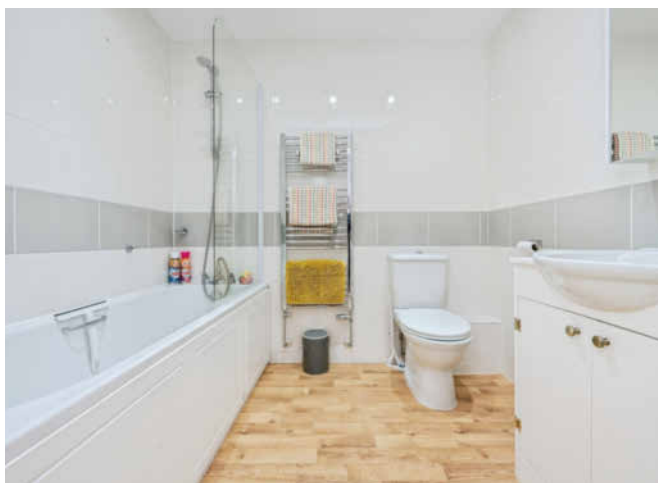
Location

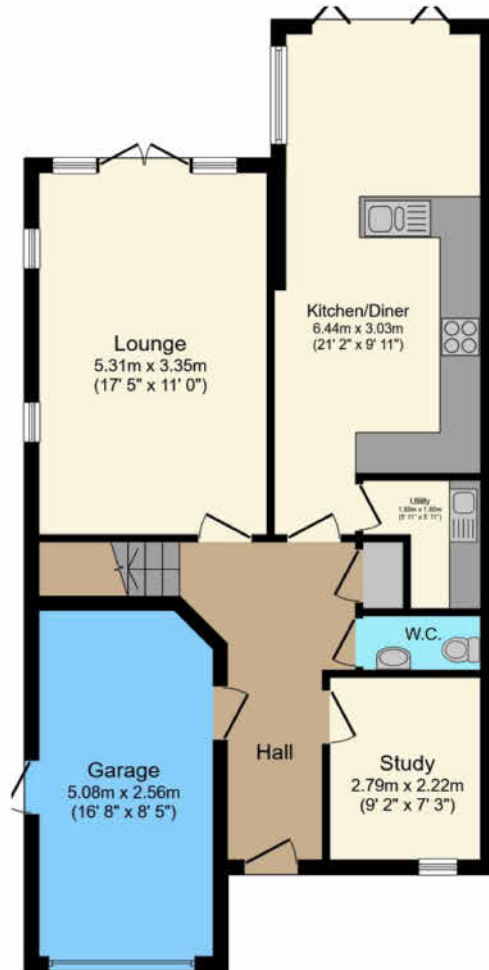
Babington Road is on the edge of the popular Princes Mary Gate development, enjoying wonderful views to the front and within easy reach of the village and lovely walks up to Wendover Woods. The village centre is little more than half a mile away with its eclectic mix of shops, pubs and restaurants and ever popular schools, together with the main line station offering a frequent service to Marylebone (45mins). 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

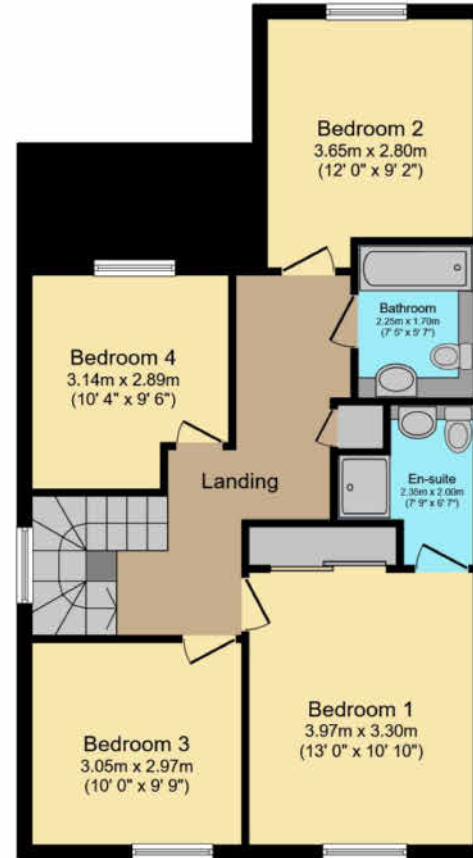
Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schooling; Ofsted rated 'outstanding' primary schools, the well regarded John Colet upper school in Wendover. Aylesbury also has the Grammar and High Schools, together with Sir Henry Floyd Grammar School. The private sector is well served in the area, including Griffin House and Beacon School.





Ground Floor

Floor area 74.7 m² (804 sq.ft.) approx



First Floor

Floor area 71.4 m² (769 sq.ft.) approx

Total floor area 146.1 m² (1,573 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

Babington Road, Wendover, Buckinghamshire HP22 5PX

A bright and spacious semi detached family home offering versatile accommodation over two floors, four double bedrooms, two bathrooms, a superbly re designed and re-fitted kitchen dining room, sitting room and study. A spacious terrace and landscaped garden beyond. Viewing is essential to appreciate this immaculate home and its wonderful location at the foot of Wendover Woods.

Guide Price

£625,000

- Four Double Bedrooms
- Two Reception Room
- Re-fitted Kitchen
- Garage and Driveway Parking

EPC Rating: B

Council Tax Band: F

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

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Buckinghamshire HP22 6DU

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