



45 Scarlett Avenue, Wendover, Buckinghamshire HP22 5BD

This well presented ground floor, two double bedroom apartment with en-suite to master and allocated parking. Located just at the foot of Wendover Woods.



Entrance

Entering the property you will find a useful storage cupboard

and doors to both bedrooms, bathroom and the open plan kitchen/reception room.

Kitchen / Reception Room

The open plan kitchen/reception room has a window to the rear aspect, carpeted flooring to the reception area and a radiator. The Kitchen has a good range of both floor and wall units, work-surfaces, sink and drainer unit, dishwasher, built in oven and hob with extractor space and plumbing for washing machine, integral fridge freezer.

Master Bedroom

The main double bedroom has a window to the rear aspect, carpeted flooring, radiator and a door to the en-suite.

En-suite

The en-suite has a shower cubicle, wash hand basin, low level W/C and a radiator.



Bedroom Two

The second double bedroom has carpeted flooring, a radiator and a window to the rear aspect.

Main Bathroom

The main bathroom has three piece bathroom suite comprising of a bath with chrome mixer taps and shower attachment, wash hand basin, low level toilet and a radiator.

Outside

The flat has allocated parking for one car in the private car park as well as plenty of visitors spaces. There are walks up into Wendover Wood directly opposite and its a short walk to the local shop.



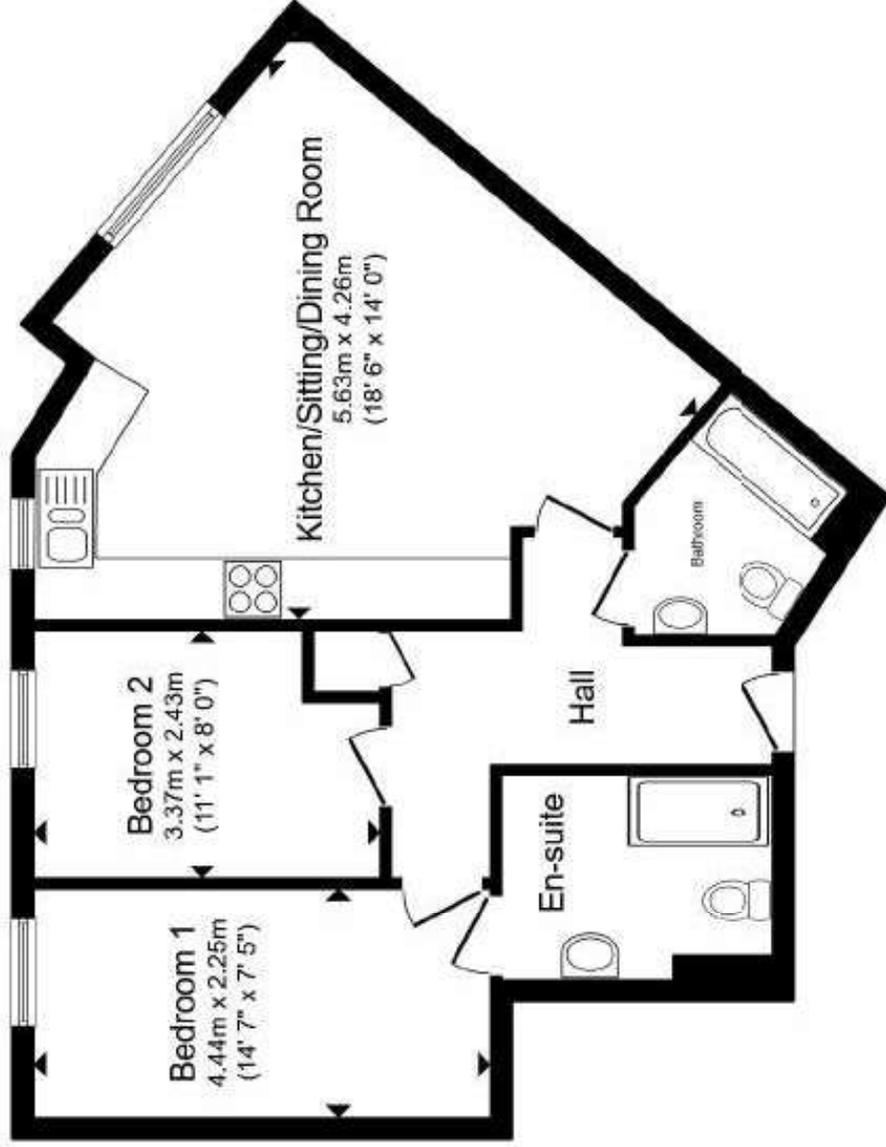
Location

The village centre is 0.9 miles away with its eclectic mix of shops, pubs and restaurants and ever popular schools, together with the mainline 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 schools; 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). In the independent sector schools include Berkhamsted School and Tring Park School for the Performing Arts.





Floor Plan

Total floor area 60.5 m² (652 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

Scarlett Avenue, Wendover, Buckinghamshire

A wonderful opportunity to acquire this light and spacious two double bedroom ground floor apartment located on Scarlett Avenue. Boasting two double bedrooms, master with ensuite shower room, spacious reception / kitchen and allocated parking in the private car park. Located at the foot of Wendover Woods which in turn offers wonderful walks and views.

Guide Price

£260,000

- Two Double Bedrooms
- Two Bathrooms
- Open Plan Living
- No Onward Chain

EPC Rating: C

Council Tax Band: B

Tenure: Leasehold

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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