



PORTFOLIO
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Colet Road, Wendover

5 Colet Road, Wendover, Buckinghamshire HP22 6HW

A thoughtfully extended, three double bedroom family home, conveniently located just 0.3 miles from the village centre.



The Property

Having been thoughtfully extended and well maintained, this spacious family home offers excellent accommodation over two floors, with scope to extend further, subject to planning permissions.

On the ground floor a is light and spacious sitting room with feature fireplace and window to the front aspect. An inner lobby with enclosed home office and a large coats / storage cupboard, the lobby opens through to the open plan kitchen dining room. The kitchen is fitted with an extensive range of wall and base units with complementary work surfaces and tiled splash backs, space for free standing fridge and freezer, space and plumbing for washing machine and dishwasher, a central island provides addition storage and work top. The tiled floor benefits from underfloor heating and flows throughout the kitchen and dining area. Glazed doors and roof flood the dining area with natural light, double doors open to the rear garden. The utility also has a door to the rear garden, and door to the shower room.

On the first floor are three spacious double bedrooms, master with en suite shower room and separate dressing room, a further four piece family bathroom with bath and separate shower.



Outside

To the front of the property is a large lawned garden with a path leading to the front door.

To the rear of the property the garden extends to a detached double garage which has vehicular access via a private road. The garden is mainly laid to lawn with a paved and decked terrace, attractive walled water feature, the garden is enclosed with mature hedging, side access to the front.

Detached Double Garage

Brick built double garage with two up and over metal doors, power and light, personal door to the rear garden, there is also on road parking to the front of the property, however there is scope, subject to planning, to bring a driveway to the front of the property.



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 Collegiate and Tring Park School for the Performing Arts.

Location

The village centre is 0.3 of a mile 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.

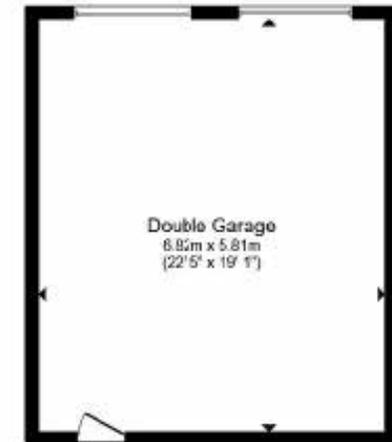




Ground Floor



First Floor



Garage

Total floor area 184.6 m² (1,987 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 Colet Road, Wendover

Located just 0.3 miles from Wendover village centre, 5 Colet Road offers everything you need for a growing family, three generous bedrooms, master with en-suite, and dressing room, spacious sitting room and kitchen diner. Gardens to the front and rear and a detached double garage.

Viewing is essential to appreciate the spacious accommodation this property offers.

Guide Price

£650,000

- Three Double Bedrooms
- Three Bathrooms
- Open Plan Kitchen Diner
- NO ONWARD CHAIN

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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To find out more information or to arrange a viewing call

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