



PORTFOLIO
from



brown & merry

Sidney Terrace, Wendover HP22 6JU

4 Sidney Terrace, Wendover, Buckinghamshire HP22 6JU

A lovely double fronted cottage, which has been thoughtfully extended to offer 3 / 4 bedrooms, 2 bathrooms, sitting room and a superb kitchen dining room. FOR SALE BY MODERN AUCTION - T&C's Apply.



The Property

The front door opens to the entrance porch with a part glazed door to the living room. The living room has a brick built feature fireplace with gas fuelled burner, large window to the front aspect, stairs to the first floor accommodation, under stairs storage door to second sitting room / bedroom 4, door to kitchen diner.

The sitting room has a window to the front aspect, door to the newly refurbished 'Jack and Jill' shower room, which is also accessed from the kitchen / diner.

The bright and spacious kitchen /diner is a perfect entertaining space with lovely views over the garden from the glazed French doors and part glazed back door and window. The kitchen area is fitted with a range of wall and base units with work surfaces over, gas hob with extractor over, eye level double oven, stainless steel sink and drainer with tap over. Space and plumbing for washing machine and space for fridge freezer.

On the first floor are three generous bedrooms and a family bathroom. Master has a range of built in wardrobes and an attractive feature fireplace.



Outside

To the front of the property is hard standing for vehicular parking. The mature cottage style rear garden is in excess of a 100 foot long and filled with flowers, shrubs and specimen trees, there is a paved terrace to the rear of the house ideal for al fresco dining, towards the rear of the garden is a large storage shed.

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

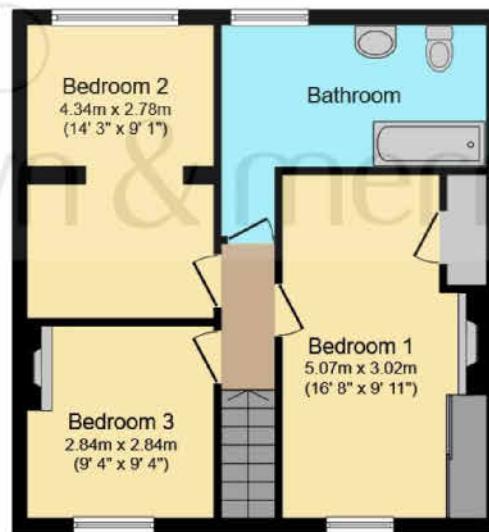
either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day-to-day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library. 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



Outbuilding

Total floor area 147.9 m² (1,593 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 Sidney Terrace, Wendover HP22 6JU

4 Sidney Terrace is nestled in a quiet side street just off Perry Street and within a level stroll from Wendover high street, mainline station, schools and doctors surgery. The pretty double fronted cottage offers 3 / 4 bedrooms, 2 bathrooms, sitting room with feature fireplace and a spacious kitchen / diner. The rear garden is in excess of 100 foot and has a large storage shed. This property is for sale by Modern Method of Auction.

Starting Bids From

£460,000

- Double Fronted Cottage
- Three / Four Bedrooms
- Two Bathrooms
- Lovely Garden

EPC Rating: C

Council Tax Band: D

Tenure: Freehold



PORTFOLIO from  **brown & merry**

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.

