



**PORTFOLIO**  
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Sidney Terrace, Wendover HP22 6JU

# 4 Sidney Terrace, Wendover, Buckinghamshire HP22 6JU

*A lovely double fronted cottage, which as 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 prefect 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

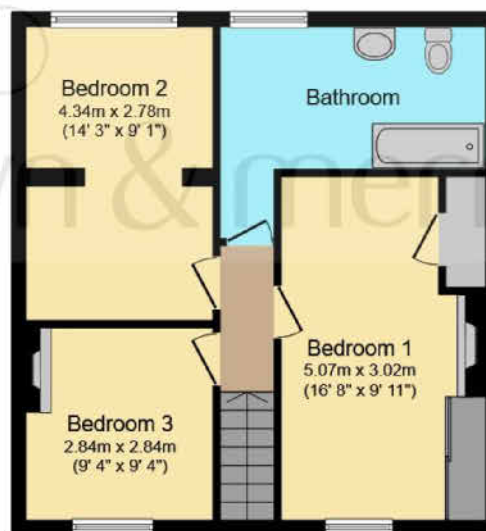
either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day-to-day shopping facilities and has a regular weekly market on Thursdays,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



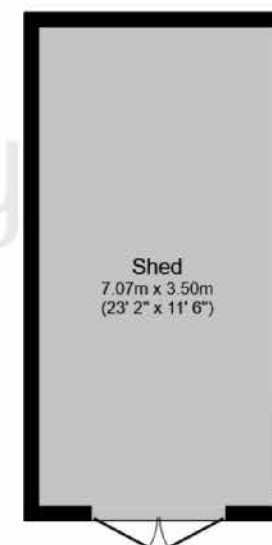




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 147.9 m<sup>2</sup> (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](http://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

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To find out more information or to arrange a viewing call

**01296 624444**

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)

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