



Stanhope Close, Wendover Aylesbury HP22 6AH



This four bedroom semi detached family home has been tastefully extended and presented to a good order by the current owners. The inviting entrance hall leads to the sitting room, inner lobby and stairs rising to the first floor. The sitting room is generous in size and bright with natural light flooding the room through the box bay window. The second reception links the sitting room and the kitchen/ dining room and benefits from a wood burning stove. The kitchen/ dining room is equally spacious with natural light flooding the area through multiple windows and French doors opening onto the garden and finally the sky lantern. The kitchen is fitted with a range of wall and base units, furnished with Quartz worktops and a Smeg range cooker. The utility room is adjacent to the kitchen and leads onto a timber framed extension, offering additional space for a variety of uses. On the first floor, you will find four generous bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and enjoys views of the central green. Bedroom two is generous in size and benefits from an en-suite.

Outside

The rear garden is mainly laid to lawn, with Indian sandstone patio area providing ample space to entertain friends and family or simply for relaxation. The summer house is a great supplement to this charming property and can be used as a gym, office or a games room. The front of the property is laid to block paving, providing driveway parking, there is access to storage area for bicycles and other usual items.

Location

This wonderful family home is within a flat walk to the heart of Wendover, where you find local amenities, esteemed local schools, village pubs, variety of restaurants and cafes as well as a supermarket. This property also is perfect for commuters with Wendover mainline station offering direct trains to London Marylebone.

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 school, 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.

Note

There is planning permission granted in 2022 for a loft conversion (Ref: 22/02852/APP).





welcome to Stanhope Close, Wendover Aylesbury

- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Garden Room/ Office/ Games Room
- Driveway Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of
£650,000

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

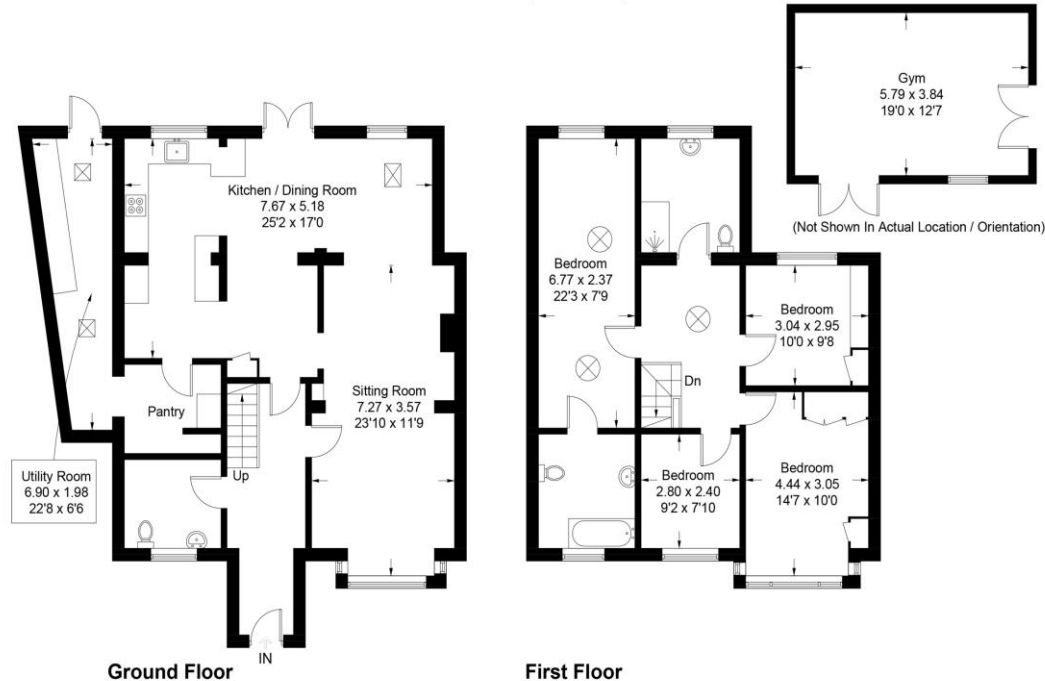
An extended four bedroom semi-detached family home situated in a coveted residential area of Stanhope Close.

Stanhope Close

Approximate Gross Internal Area = 166.5 sq m / 1792 sq ft

Gym = 22.3 sq m / 240 sq ft

Total = 188.8 sq m / 2032 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1307309)

check out more properties at brownandmerry.co.uk
see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
TRG109009 - 0004

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.



01442 824133



Tring@brownandmerry.co.uk



41 High Street, TRING,
Hertfordshire, HP23 5AA



brownandmerry.co.uk