



209 Aylesbury Road, Wendover, Buckinghamshire HP22 6BA

A bright and spacious detached chalet bungalow offering versatile accommodation over two floors. A large detached double garage and gardens.



The Property

An outstanding and thoughtfully extended chalet-style bungalow, occupying an enviable position on the edge of the highly desirable Buckinghamshire village of Wendover.

Well presented throughout, this spacious home offers an impressive balance of space, style and versatility, with thoughtfully designed accommodation. At the heart of the property is a superb open-plan sitting and dining room, creating a light-filled and welcoming space for both everyday living and entertaining. A conservatory extends from the sitting room, enjoying views over the garden. The kitchen/breakfast room offers a good range of storage and workspace, complemented by a separate utility room. The ground floor also offers two generous double bedrooms, the master with a convenient night cloakroom and a separate family bathroom, providing flexible accommodation for guests, older relatives or those seeking single storey living.

The first floor comprises of two further double bedrooms, both with useful eaves storage, together with a family bathroom, offering comfortable and private accommodation.



Outside

The property continues to impress. A substantial double garage provides excellent parking and storage, while the extensive driveway offers off-road parking for several vehicles. To the rear the generous private garden provides a wonderful setting for outdoor entertaining, family life or simply relaxing in peaceful surroundings.

Location

Wendover offers an interesting mix of eras, you are situated only a few minutes' walk from the village High Street, with its eclectic mix of shops, pubs and restaurants. The station is again only a short walk and offers a frequent service to Marylebone (50mins), on the award winning Chiltern line. 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 Collegiate and Tring Park School for the Performing Arts.







Ground Floor



First Floor



Garage

Total floor area 188.9 m² (2,033 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

209 Aylesbury Road, Wendover HP22 6BA

Offering generous proportions, adaptable living space and an enviable location close to the excellent amenities of Wendover, highly regarded schools and beautiful Chiltern countryside, this is a superb home that perfectly combines practicality and comfort and is offered with no onward chain.

Guide Price

£750,000

- No Onward Chain
- Detached Chalet Bungalow
- Four bedrooms
- Double Garage

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

PORTFOLIO
from


brown & merry



To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk

Woollerton House, 7 High Street, Wendover, Aylesbury,
Buckinghamshire, HP22 6DU
brownandmerry.co.uk

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.

