



Bryants Acre, Wendover HP22 6LA

welcome to

Bryants Acre, Wendover

This well presented four-bedroom detached family home is being sold with no onward chain. Offering superb, flexible accommodation throughout the two floors as well as a fully enclosed rear garden, large, detached garden room, double garage and parking for multiple vehicles it will leave you wanting for nothing. Viewings are highly recommended.





Entrance

Leading through the front door you will already get a sense of the style of this fantastic home. The light porch area boasts storage for both coats and shoes and opens through into a light and spacious reception hall. Stairs rise to the first floor and have a storage cupboard beneath.

There are also doors leading to the sitting room, kitchen/diner, and the ground floor shower room.

Sitting Room

This light and airy room has a large, double-glazed window to the front aspect, double French style, part glazed doors opening in to the entrance hall, carpeted flooring, a radiator and single door leading in to the large kitchen /diner.

Kitchen / Dining Room

To the rear of the property, you will find the hub of the house. This superb kitchen/dining room has been meticulously designed to cater for all your needs. The kitchen area offers a great range of both wall and floor units, work surfaces, and utility storage. With integrated AEG appliances the kitchen also has two large windows to the rear aspect overlooking the garden and providing the kitchen with natural light throughout. There are doors to each end, one leading into the family room and the other leading to the side of the property and rear garden.

Family Room

Another bright reception room with a large window to front aspect and patio doors to the rear. Currently used as a family / play room, this versatile room could also be used as a formal dining room or even a fifth bedroom if required.

Cloakroom / Shower Room

The downstairs Cloakroom / Shower Room has a window to the side aspect, low level W/C, wash hand basin and a large, well fitted shower cubicle to the other end.

First Floor Landing

Rising up from the ground floor you will find a spacious landing, a window to the side aspect, doors to all bedrooms, the family bathroom, storage cupboard and access to the loft space.

Master Bedroom

The master bedroom has a radiator, carpeted flooring, and two windows to the front and rear aspects.

Bedroom Two

The second double bedroom has a large window to the front aspect, carpeted flooring, radiator and space for bedroom furniture.

Bedroom Three

The bedroom is another good sized double with a window to the rear aspect, carpeted flooring and a radiator.

Bedroom Four

The fourth bedroom has a window to the front aspect, carpeted flooring and a radiator.

Family Bathroom

The main family bathroom has been newly re-fitted and boasts a bath with mixer tap and rain shower above, a floating wash hand basin, again with a mixer tap, a low level toilet, fully tiled walls and flooring, a heated towel rail and a window to the rear aspect.

Double Garage

The double garage has two up and over doors, lighting and power as well as a side door.

Garden Room

The substantial garden room is perfect for a multiple of uses. Whether it be a family entertaining space, home office or gym it has space enough for everyone and offers power, lighting, heating and cooling.

Externally

To the front of the property you will find a large driveway with space enough for multiple cars, pathway leading to the rear garden via a gate, flower borders and a variety of shrubs and bushes. The side gate leads to the rear of the property where the landscaped garden has something for everyone. With a large, wrap around decked area perfect for entertaining, a lawn that leads you to the rear where you find a good range of mature planting including shrubs, bushes and trees.

Location

Bryants Acre is a popular residential road which is approx. 0.4miles to the village centre. Wendover offers an eclectic mix of shops, pubs and restaurants, together with the ever popular and highly rated schools. The station is again within walking distance 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 is renowned for its schooling. Wendover has a strong selection of schooling; 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). Further education can be found at Aylesbury College.

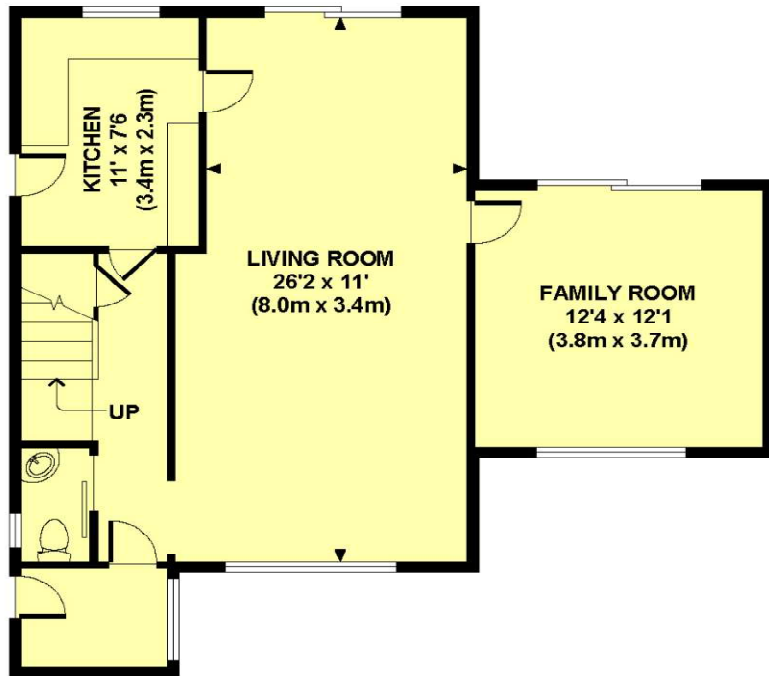


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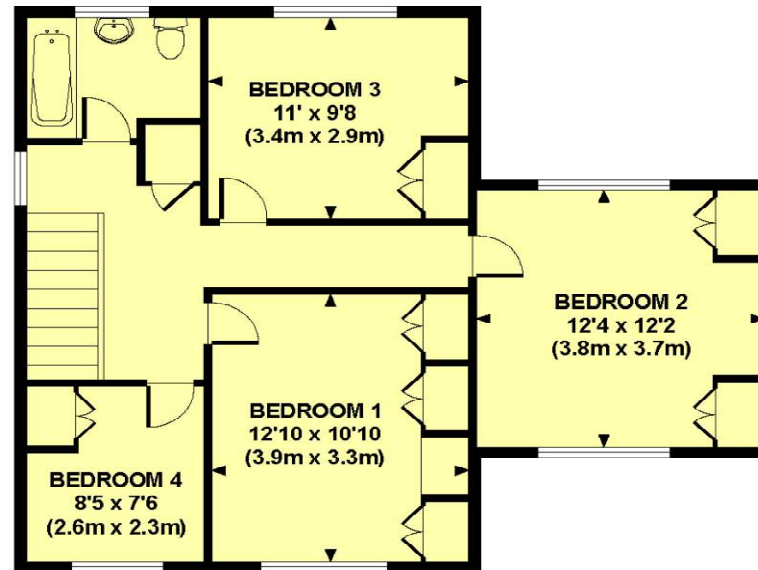


BRYANTS ACRE

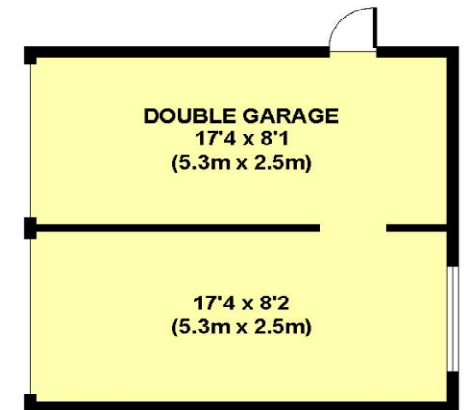
Approx. gross internal area
1608 Sq.Ft. / 149 Sq.M.



GROSS INTERNAL
FLOOR AREA 678 SQ FT



GROSS INTERNAL
FLOOR AREA 643 SQ FT



GROSS INTERNAL
FLOOR AREA 287 SQ FT

FLOOR PLAN

Every attempt has been made to ensure accuracy however,
measurements are approximate, and for illustrative purposes only.
Not to scale.

welcome to

Bryants Acre, Wendover Aylesbury

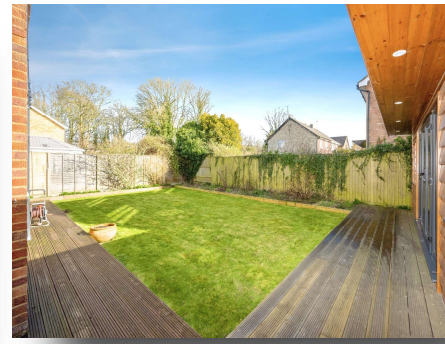
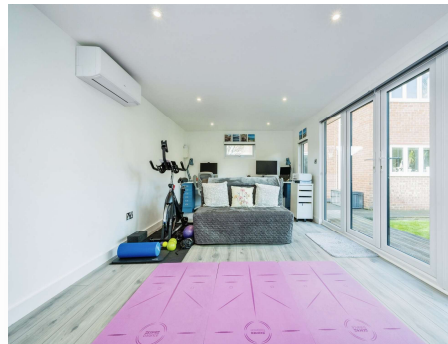
- NO ONWARD CHAIN
- Four Bedrooms and Two Bathrooms
- Two Reception Rooms and Large Garden
- Refurbished Throughout
- Double Garage and Driveway Parking
- Large Garden Room

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

£725,000



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Property Ref:
WDV106261 - 0005

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Please note the marker reflects the
postcode not the actual property