



PORTFOLIO
from


brown & merry

Tring Road, Wendover, Buckinghamshire

20 Tring Road, Wendover, Buckinghamshire

An exceptional extended and remodeled four bedroom family home offered in excellent condition throughout.



The Property

Enjoying an elevated position the property is approached by a driveway providing parking for at least two vehicles. The entrance porch opens to a light and spacious living room, stairs raising to the first floor and door to a second reception room. The double aspect living / dining room is open plan with doors leading out to the garden which floods the room with natural light. The kitchen is accessed from the dining room or second reception room and is fitted with a comprehensive range of wall and base units with complementary work surfaces over and tiled splash-backs, integral appliances, space and plumbing for washing machine and fridge freezer. A door leads to a rear lobby and cloakroom, door to the back garden. Flowing on from the kitchen is a second sitting room / family room.

On the first floor are three good sized bedrooms and a beautifully appointed bathroom.

On the second floor is master bedroom with en-suite shower room.



Outside

The front of the property has hard standing for at least two vehicles, side access to the rear garden.

The rear garden is a real feature of this lovely family home, an enclosed paved terrace with steps to a level lawn abuts the rear of the house and is perfect for entertaining. The remainder of the garden is laid to lawn with a mature flower border and raised bed, specimen trees and shrubs. The garden is fully enclosed with paneled fencing.

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.

Education

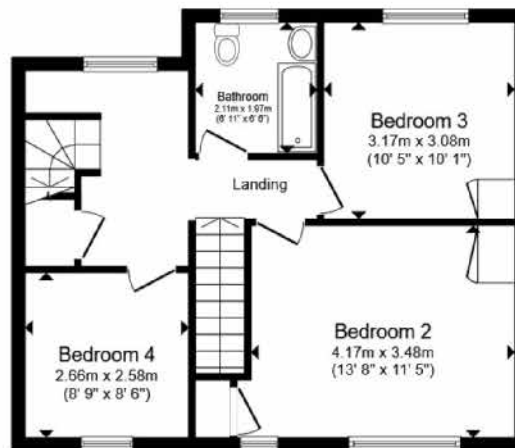
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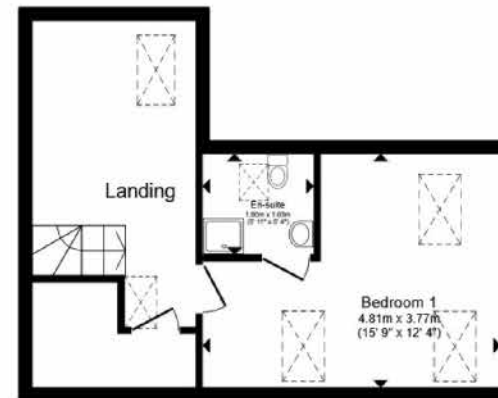




Ground Floor



First Floor



Second Floor

Total floor area 143.9 m² (1,548 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

20 Tring Road, Wendover, Buckinghamshire HP22 6NT

20 Tring Road offers light and spacious accommodation over three floors, having been thoughtfully extended and updated by the current owners creating a modern versatile home within 0.3 miles of Wendover High Street and local schools.

Guide Price

£620,000

- Four Bedrooms
- Two bathrooms plus Cloakroom
- Off Road Parking
- Extended and re-furbished.

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
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Buckinghamshire HP22 6DU
brownandmerry.co.uk

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