



**Stanhope Close, Wendover Aylesbury HP22 6AH**



This expansive four-bedroom semi-detached family home is available with no onward chain and comes with planning permission granted in 2022. Upon entering, you are greeted by a spacious hallway that connects to the bright sitting room, which is enhanced by a box bay window that allows ample natural light. An additional reception area seamlessly connects the sitting room to the kitchen and dining room, featuring a cozy wood-burning stove. The kitchen and dining area are equally inviting, illuminated by multiple windows, a Velux skylight, and French doors that open to the outdoors. The shaker-style kitchen is well-equipped with various storage solutions, including pull-out larder units, and boasts new Quartz worktops that complement the Smeg range cooker. Adjacent to the kitchen, a utility room leads to a timber-framed extension, providing versatile additional space. Upstairs, the first floor houses four spacious bedrooms along with a family bathroom. The principal bedroom features fitted wardrobes and overlooks the central green, while the second bedroom is also generously sized and includes an en-suite bathroom.

#### 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

guide price  
**£635,000**

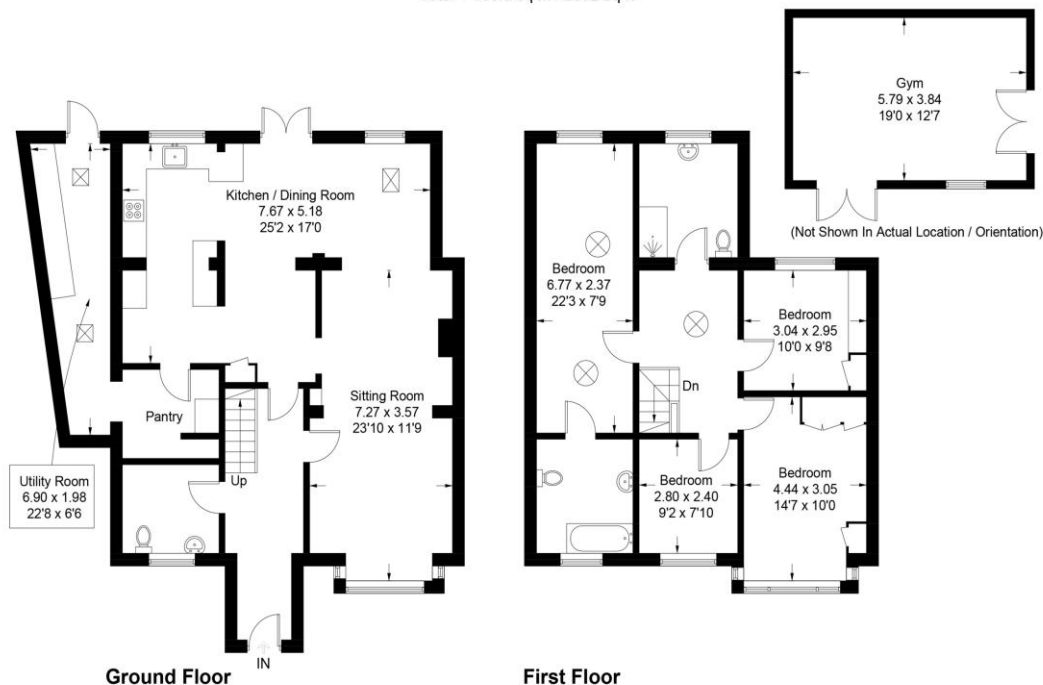
Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

**Agent's Note**  
Some images have been staged for marketing.

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)

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Property Reference:  
TRG109009 - 0006

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