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you to **sell** or **let** your **property**?
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Temptation comes in many forms...



Wendover
OFFERS IN EXCESS OF £400,000

Wendover

OFFERS IN EXCESS OF

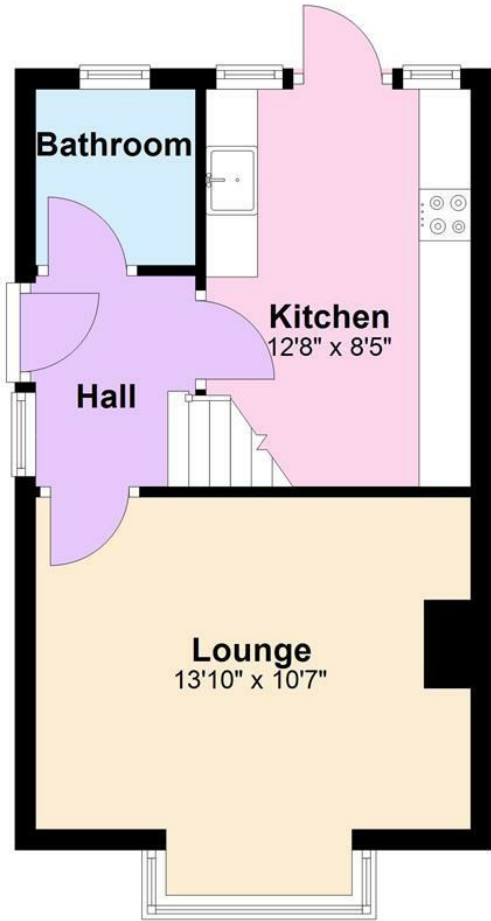
£400,000

A mature and refurbished semi detached property which offers excellent scope to extend to the side and rear with driveway, garage, private rear garden, two bathrooms and two double bedrooms. Sold with a complete upper chain we strongly recommend early enquiries.

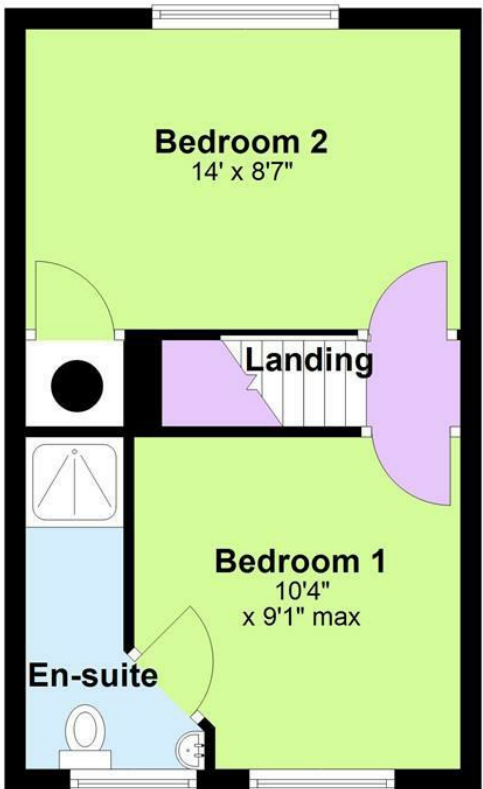


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Ground Floor
Approx. 331.3 sq. feet

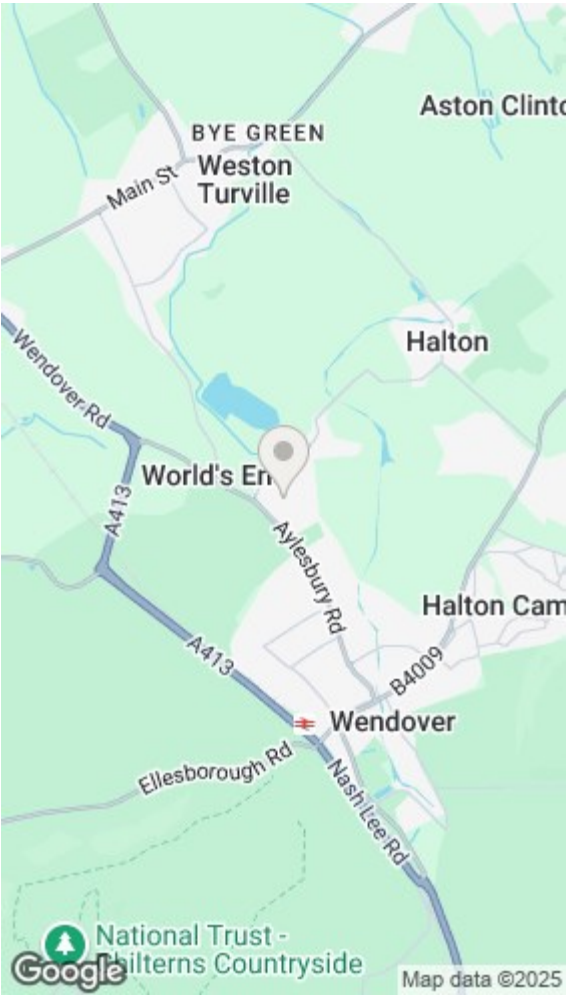


First Floor
Approx. 321.0 sq. feet



Total area: approx. 652.3 sq. feet

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





Presented in excellent condition throughout with gardens to the front and rear, driveway & garage.



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Ground Floor
The front door opens to an entrance hall which has stairs rising to the first floor and a door opening to the second bathroom which does require some modernisation and has a frosted window to the rear. The kitchen has been refitted with solid wood birch ply doors, newly fitted oak parquet flooring and under stair pantry. Added benefit of integrated fridge/freezer, dishwasher and a door and windows to the rear. The traditional 'front room' has a feature open grate fireplace as well as large box window with fitted shutters, flooding the room with natural light.

First Floor
The landing area of the first floor has doors opening to both double bedrooms. The back bedroom has a large landscape window overlooking the rear garden, and shelved airing cupboard storage housing a boiler and hot water tank. The second bedroom overlooks the front and boasts an ensuite shower room. There is a hatch to a good size attic space that is accessed off the landing.

Outside
There is an extensive front driveway laid to gravel with a low level brick wall enclosing a lawned front garden area with panelled fencing to one side. The driveway extends to the detached garage with metal up and over door. A pedestrian gate opens to the rear garden which is fully enclosed by fencing and mainly laid to lawn with newly installed shed and hardstanding patio area directly to the rear of the house. There is a window and pedestrian door to the garage.

The Location
This property is ideally located just a short walk from the centre of Wendover, a charming and vibrant market town nestled at the foot of the Chiltern Hills Area of Outstanding Natural Beauty. You'll find the High Street's restaurants and shops nearby, and Wendover train station is just 1.1 miles away, offering fast commuter services to London Marylebone in under an hour via Chiltern Railways. The area is a haven for outdoor enthusiasts, with the Ridgeway Trail, Wendover Woods, Coombe Hill, and nature reserves like the Wendover Arm and Weston Turville Reservoir all within easy reach. South Bucks is known for its excellent educational options, including Aylesbury Grammar and High School, as well as the co-educational Sir Henry Floyd Grammar School. Several private schools also offer bus services from Wendover, including Berkhamsted School.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.

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