



Scarlett Avenue | Wendover | Bucks | HP22 5BD

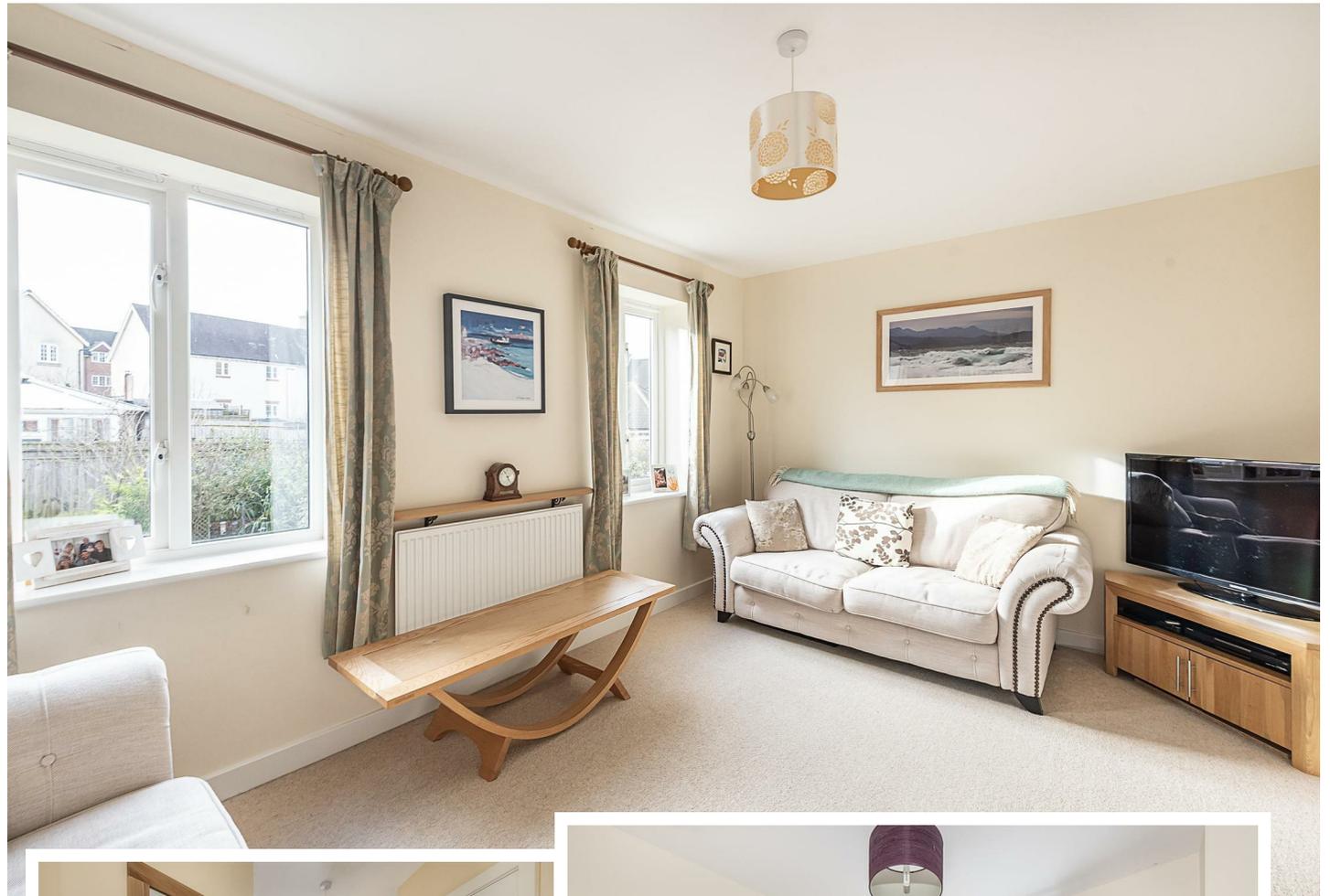
**117 Scarlett Avenue  
Wendover  
Bucks  
HP22 5BD**

**Guide Price £535,000  
Freehold**

An Exceptional Four-Bedroom Townhouse with Stunning Views. Offered to the market for the first time since its construction, this beautifully presented four-bedroom townhouse has been thoughtfully enhanced by the current owners to provide spacious and versatile accommodation. The home now boasts four generously sized double bedrooms, two well-appointed bathrooms, and an additional shower room on the ground floor, ensuring both comfort and convenience for modern family living.

Nestled on the edge of the sought-after Princess Mary Gate development, the property enjoys views of the picturesque Chiltern Hills and Wendover Woods to the front. The rear garden, with its desirable south-westerly aspect, offers the perfect setting for outdoor relaxation, capturing sunlight throughout the day and into the evening. This is a rare opportunity to acquire a stunning home in a prime location early viewing is highly recommended.

The accommodation comprises, entrance hall, cloakroom/shower room, study, kitchen and utility room on the ground floor. Sitting room, two bedrooms and a bathroom on the first floor. On the second floor is the principal bedroom with the ensuite shower room and a further bedroom. The rear garden is secure with access to the side and the garage, the front garden provides parking.





A credit to the present owners who have enhanced the versatile accommodation this property offers



A very well presented family home in an enviable location

### On The Ground Floor

The front door opens into a welcoming entrance hall, where a convenient cloakroom/shower room is situated to the left. To the right, a dedicated study provides the perfect space for working from home. A spacious coat cupboard offers practical storage, while a staircase leads to the first floor. Positioned at the rear, the stylish kitchen/dining room features an array of eye-level and floor-standing units, housing the gas boiler and ensuring ample storage, along with integrated appliances. Double doors and a large window flood the space with natural light and provide seamless access to the garden. Adjacent to the kitchen, the utility room offers additional workspace, a sink and plumbing for appliances.

### On The First Floor

The first floor landing offers access to all rooms on this level, along with a staircase leading to the second floor. Positioned at the rear of the home, the inviting sitting room enjoys views of the woods beyond, creating a bright yet cosy space to relax. This floor also features two generously sized double bedrooms, along with a well appointed family bathroom, complete with a stylish three-piece white suite.

### The Second Floor

The principal bedroom boasts a full range of fitted wardrobes, offering ample and stylish storage to keep the space beautifully organised. The ensuite is well appointed with a shower, a contemporary wash hand basin, and a low-level WC, providing both convenience and comfort. The fourth bedroom is a generous bedroom with a Velux window to the rear.

### Outside

The rear garden enjoys a desirable southerly aspect, ensuring plenty of natural sunlight throughout the day. A spacious paved patio provides the perfect setting for outdoor dining and relaxation, leading to a level lawn bordered by raised flower beds. Convenient access is available to the rear of the garage via a double-glazed door. The garage itself is equipped with power and lighting, offering versatile storage or workspace options. To the front, a neatly block paved driveway provides off-road parking, complemented by a thoughtfully designed shrub bed and an elegant wrought iron fence that enhances the property's curb appeal.



### Location

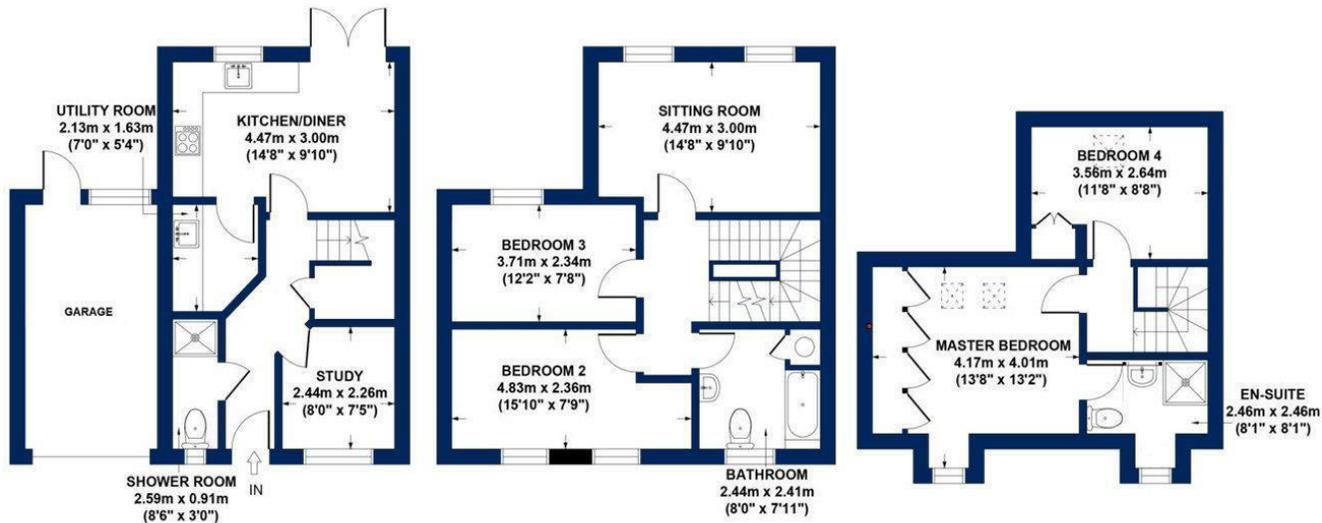
Nestled amidst the scenic Chiltern Hills in the heart of rural Buckinghamshire, Wendover unveils itself as a coveted yet discreet gem. This charming market town, cradled at the foot of the Chiltern Hills, boasts a delightful town centre characterised by its picturesque allure. Explore the enchanting streets adorned with a diverse array of captivating shops and numerous enticing restaurants that add to the town's unique charm. Wendover offers a vibrant community life, with a bustling weekly market and educational opportunities catering to children of all ages.

For those seeking connectivity to the bustling capital, Wendover is well-connected with a mainline railway station. Commuting to London Marylebone becomes a seamless experience, with regular trains whisking you to the heart of the city in less than 50 minutes. Wendover stands as a hidden treasure, blending the tranquility of rural living with the convenience of urban access.

Council Tax Band E

Directions [what3words](#). [glance.crescendo.fuzzy](#)





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 35 SQ M 372 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 49 SQ M 526 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 33 SQ M 360 SQ FT

**SCARLETT AVENUE , WENDOVER , BUCKINGHAMSHIRE, HP22 5BD**  
**APPROX. GROSS INTERNAL FLOOR AREA 117 SQ M / 1258 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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