



**Castle Park Rd, Wendover, Bucks, HP22 6AE**

 **Christopher Pallet**  
Professional advice since 1973

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Wendover,  
Bucks,  
HP22 6AE

## Offers In Excess Of £465,000 Freehold

An extended two bedroom home which has been much improved by the present owner over the last couple of years. The improvements include a recently fitted kitchen with built in appliances leading to a single storey rear extension providing a generous dining room with bi folds to the rear garden and shutters to all the windows. As the vendors selling agent we recommend an internal viewing at your earliest opportunity

The accommodation comprises; entrance hall, sitting room, kitchen, dining room/family room, cloakroom/utility, two double bedrooms, bathroom, large rear garden with a rear service road and driveway parking to the front.

Wendover is a sought after village at the foot of the Chiltern Hills with a picturesque village centre. There are a variety of interesting shops, many restaurants, a weekly market and schooling for children of all ages. There is a main line railway station with regular trains to London Marylebone taking less than 50 minutes.





An extended two bedroom home in excellent order throughout

### On The Ground Floor

The front door leads to the entrance hallway with stairs rising to the first floor and a door to the sitting room. This light room has a walk in bay window to the front, a fireplace with a log burner and wooden mantle over and a door leading to the Kitchen. The kitchen/diner/family room is to the rear with a range of eye and base level units with work tops over, space for the usual appliances, a cloakroom to the side with utility space. The dining/family room is a great entertaining space with two Velux windows and Bi fold doors opening to the rear garden.

### On The First Floor

The landing provides access to the boarded loft

space and doors to the first floor rooms. The main bedroom is a generous double to the front with a fitted wardrobe. The second double bedroom is to the rear overlooking the garden. The bathroom is a modern white three piece suite.

### Outside

The front garden provides a block paved driveway. The rear garden has a paved patio area extending to further landscaped and paved areas providing additional seating, log store, rear access via a service road provides additional parking behind double gates.



## Directions

From Wendover Clock Tower head along Aylesbury Road and after the park take the first right into Castle Park Road and the property is on the right. Council Tax Band D

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>86</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>65</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 |           |

## Viewing and Contact Details



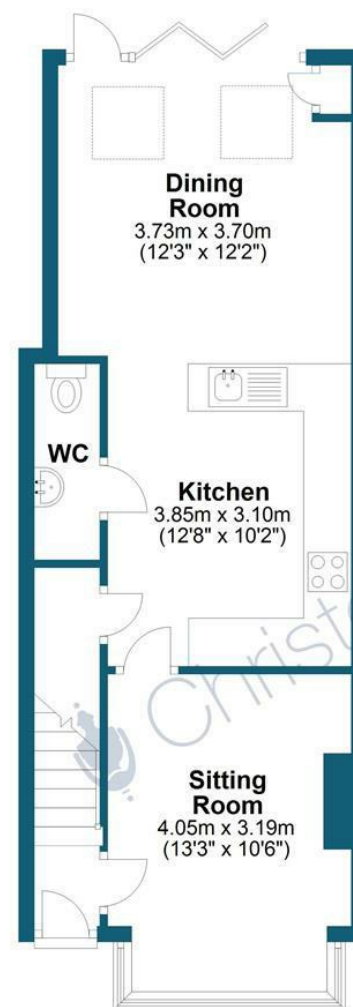
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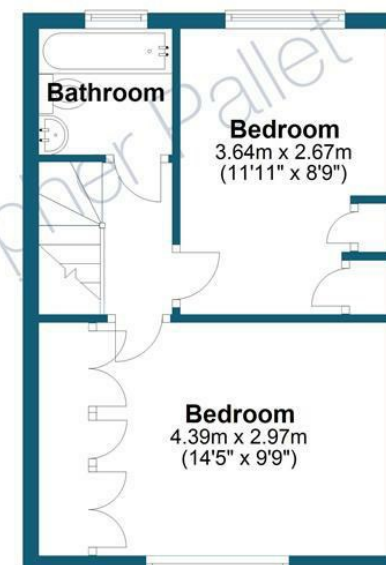
## Ground Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



## First Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



Total area: approx. 75.0 sq. metres (807.2 sq. feet)  
For illustration purposes only - not to scale



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