



Haglis Drive | Wendover | Buckinghamshire | HP22
6LY

 Christopher Pallet
Professional advice since 1973

**15 Haglis Drive
Wendover
Buckinghamshire
HP22 6LY**

**Guide Price £765,000
Freehold**

Nestled in the charming village of Wendover, this immaculately presented detached house offers a perfect blend of comfort and style. Boasting four spacious bedrooms and two well-appointed bathrooms this home is ideal for families seeking both space and convenience. The large, airy kitchen is a standout feature, equipped with all the usual integrated appliances, making it a delightful space for culinary enthusiasts. The wood-effect flooring throughout the downstairs area adds a touch of warmth and elegance, enhancing the overall aesthetic of the home. Situated in a peaceful cul-de-sac, this property enjoys a prime location close to the village centre, providing easy access to local shops, cafes, and amenities. Families will appreciate the proximity to reputable schools, ensuring that education is just a short distance away.

- POPULAR VILLAGE LOCATION
- CALL TO ARRANGE AN APPOINTMENT
- DETACHED FAMILY HOME
- FOUR BEDROOMS
- ENSUITE AND DRESSING AREA TO PRINCIPAL BEDROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE KITCHEN WITH BUILT IN APPLIANCES
- PRIVATE ENCLOSE GARDEN
- SHORT WALK TO VILLAGE CENTRE
- HIGHLY RECCOMENDED





Beautifully presented family home in a delightful cul de sac a short walk from the village centre and railway station



Versatile living accommodation for a growing family

On The Ground Floor

As you step through the front door, you are welcomed into a bright and airy hallway, complete with a convenient cloakroom to the right. Doors from the hallway lead to both the family room and the living room, creating a seamless flow throughout the home. The family room offers a versatile space, perfect for working from home, and features a storage cupboard housing the gas boiler and a front-facing window that fills the room with natural light. The living room is an inviting space, boasting a wall-mounted fire with an elegant stone surround and hearth, perfect for cosy evenings. Stylish wood-effect flooring flows throughout the ground floor, adding a touch of warmth and practicality. The room also includes stairs leading to the first floor, complete with a under-stairs storage cupboard. The kitchen/dining room forms the heart of this home. It features a comprehensive range of sleek cupboards and drawers, paired with beautiful worktops for a polished and functional finish. The kitchen is equipped with fully integrated appliances, including a dishwasher, washing machine, induction hob, oven, full height fridge and freezer, ensuring effortless day-to-day living. The dining area is designed for entertaining and family gatherings, with stunning bi-fold doors that open onto the rear garden, seamlessly blending indoor and outdoor spaces.



On The First Floor

The landing provides access to all the first-floor rooms, as well as the loft, which is easily accessible via a ladder and benefits from being partially boarded with lighting. The principal bedroom is a standout feature, offering a generous space complete with a dressing area and a luxurious fully tiled ensuite shower room. The three additional bedrooms are all well-proportioned, providing ample space for family members, guests, or even a home office. The family bathroom is finished to an exceptional standard, featuring a stylish three-piece white suite that combines both elegance and practicality.

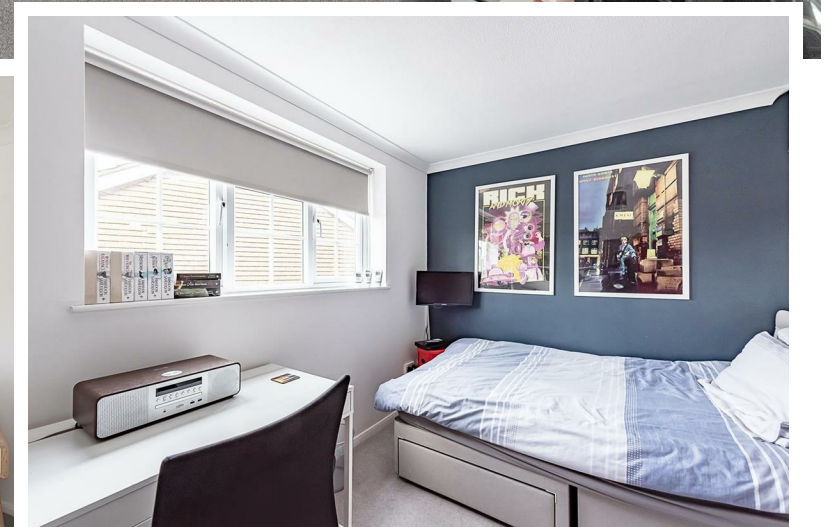
Outside

The front garden boasts an open-plan design, predominantly laid to lawn, complemented by a block-paved driveway and a pathway leading to the front door, creating a welcoming first impression. The rear garden offers a wonderful sense of privacy, featuring a spacious decked seating area perfect for outdoor entertaining or relaxation. Steps lead up to a raised lawn surrounded by mature shrubs and trees, adding natural charm. The property also benefits from gated side access, with ample space for any additional storage needs tucked neatly to the side.

Location

This charming market town, cradled at the foot of the Chiltern hills, boasts a delightful town centre characterized 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 in less than 50 minutes.

Council tax band F



Haggis Drive
Total Approx. Floor Area 1506 sq ft / 139.9 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

All measurement of walls, doors, windows and fittings and appliances including their size and location, as shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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