



PORTFOLIO
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Icknield Close, Wendover, Buckinghamshire

10 Icknield Close, Wendover, Buckinghamshire HP22 6HG

A well presented and extended three bedroom semi detached property with a large garden and within easy reach of the village centre.



The Property

The front door opens to the hall way with stairs to the first floor, a large under stair cupboard, door to a spacious shower room with walk in shower, low level WC and wash hand basin. The double aspect kitchen is fitted with a good range of wall and base units with complimentary work surfaces over, integral eye level oven, hob with extractor over, space for fridge freezer and space and plumbing for a washing machine, a door leads to the rear garden. The open plan living / dining room has a large picture window to the front aspect and feature fire, the dining area has sliding patio doors to the rear garden which flood the room with natural light.

On the first floor are three light and airy bedrooms, a family bathroom with a white suite comprising of a paneled bath with shower over and wash basin, a separate WC is next to the bathroom. The property was refurbished in 2018 and more recently has had a new boiler (April 2024) the electrics were also updated (March 2023) including a new consumer unit and LED lighting.



Outside

To the front of the property is a pretty front garden with retaining wall and mature planting. The drive way leads to a brick built garage with electric door, power and light. To the rear of the garage is a workshop with its own personal door to the garden.

The garden is a lovely feature of the property, enclosed by paneled fencing, mature hedging and specimen trees, mainly laid to lawn with a terrace to the rear of the house. At the bottom of the garden is the Heron Stream which is a tiny chalk stream which originates from Springs in the Chiltern Hills.

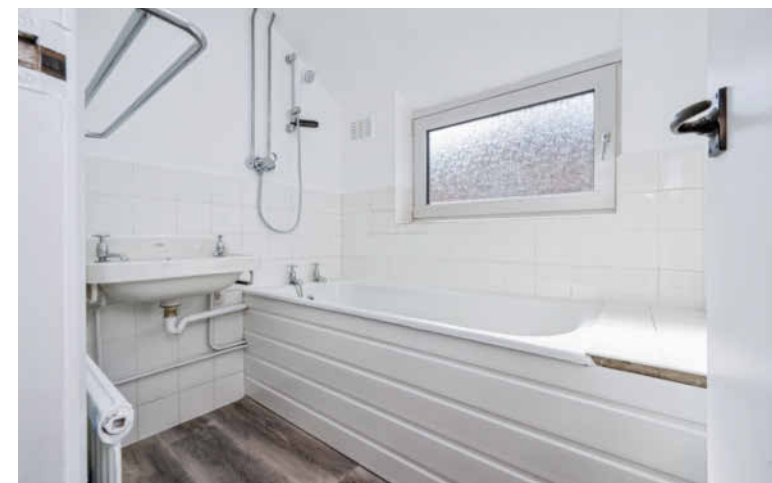


Location

Wendover offers an eclectic mix of shops, pubs and restaurants, together with the ever popular and highly rated schools. Dobbins Lane, where you will find the Tennis Club, together with the Squash and Bowls Clubs. The station is again within walking distance and offers a frequent service to Marylebone (50mins), on the award winning Chiltern line. The A41 can be found between Aston Clinton and Tring, offering a swift connection to the M25. Alternatively the M40 can be found at High Wycombe.

Education

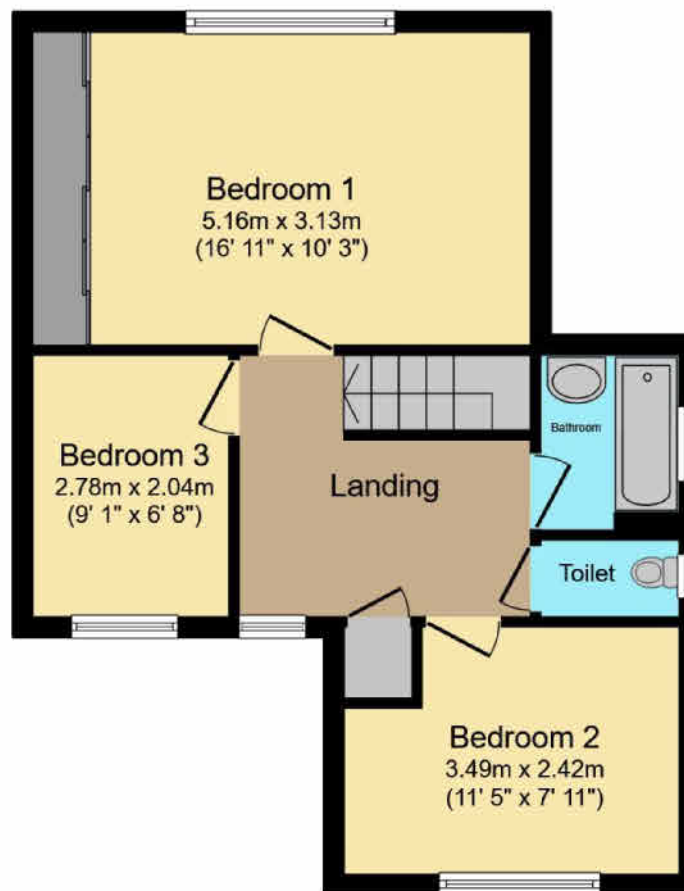
Buckinghamshire is renowned for its schooling. Wendover has a strong selection of schooling; Ofsted rated 'outstanding' primary schools, the well-regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). Further education can be found at Aylesbury College.





Ground Floor

Floor area 50.0 m² (539 sq.ft.) approx



First Floor

Floor area 44.9 m² (483 sq.ft.) approx



Garage

Floor area 17.4 m² (187 sq.ft.) approx

Total floor area 112.3 m² (1,208 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to Icknield Close, Wendover, Buckinghamshire

Located just 0.2 miles from the village centre and on the door step of the local school campus, 10 Icknield Close is the perfect home for a growing family, offering well proportioned accommodation over two floors, driveway parking, garage and a large garden. Viewing is highly recommended.

Guide Price

£630,000

- No Onward Chain
- Three Bedrooms
- Two Bathrooms
- Garden, Garage & Parking

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

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To find out more information or to arrange a viewing call

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or email Wendover@brownandmerry.co.uk
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