



PORTFOLIO
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brown & merry

Badgers Meadow, Wendover, Buckinghamshire

5 Badgers Meadow, wendover, Buckinghamshire HP22 6PW

A well-presented three-bedroom home featuring a spacious lounge/dining room, fitted kitchen, bright conservatory, enclosed rear garden, and single garage. An ideal family home offering comfortable and practical living accommodation.



The property

5 Badgers Meadow is a smartly presented three-bedroom home offering well-balanced and versatile accommodation throughout.

The property is entered via an entrance lobby with a convenient ground floor WC. A door leads into the spacious open-plan, dual-aspect lounge/dining room, which benefits from an abundance of natural light. This attractive living space also features a large under stairs storage cupboard, stairs rising to the first floor, and patio doors opening onto the rear garden.

The kitchen is accessed from the dining area and enjoys views over the garden through a rear-facing window. It is fitted with a range of wall and base units and provides space and plumbing for a variety of household appliances.

Leading from the lounge/dining room are glazed doors opening into a bright and generously proportioned conservatory, offering delightful views over the garden and providing an excellent additional reception space.

On the first floor, the property offers three bedrooms, comprising two spacious double bedrooms and a third



smaller, yet comfortable, bedroom. A family bathroom and an additional storage cupboard on the landing complete the first-floor accommodation.

planting, a garden shed set on a concrete base, and gated side access to the front of the property.

Outside

The property further benefits from a single garage. To the front, there is an attractive lawned area with a pathway leading to the front entrance. The rear garden is fully enclosed, providing a private outdoor space that is predominantly laid to lawn and complemented by a paved terrace adjoining the rear of the property, ideal for outdoor entertaining. The garden also features mature



Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library.

Education

There are schools in the village for all ages and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.

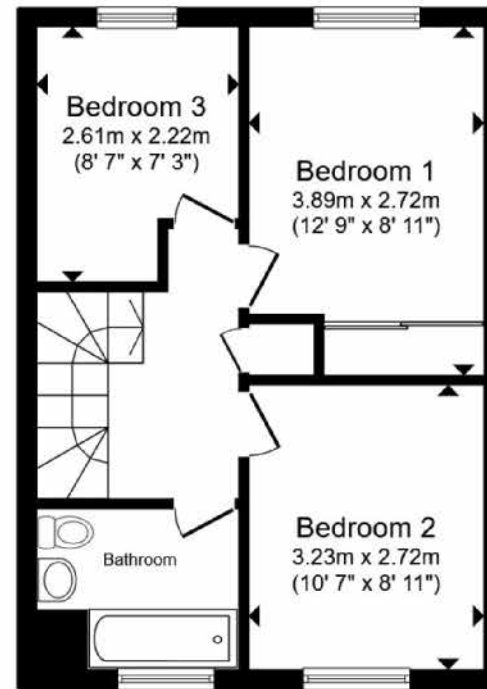
Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

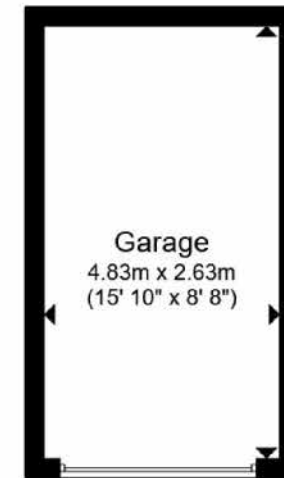




Ground Floor



First Floor



Garage

Total floor area 95.2 m² (1,025 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Badgers Meadow, Wendover, Buckinghamshire

5 Badgers Meadow is a well-presented three-bedroom family home offering spacious and versatile accommodation throughout. Ideally suited to families, first-time buyers, or investors, this attractive home combines comfortable living space with practical outdoor amenities.

Guide Price

£425,000

- Three Bedrooms
- Open Plan Lounge / Diner
- Garden & Garage
- NO ONWARD CHAIN

EPC Rating: E

Council Tax Band: D

Tenure: Freehold

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To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk

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