







**£425,000**

360 VIRTUAL TOUR! OFFERED WITH NO ONWARD CHAIN! A well presented and extended three bedroom family home located on the popular Wendover Park development with further potential to extend STPP. The property is also situated within walking distance to local schools and shops. The accommodation comprises; Entrance porch, entrance hall, cloakroom, lounge, dining room, kitchen, three bedrooms, family bathroom, South East facing rear garden, garage and driveway parking. Call for further information or to arrange a viewing.

# Property Description

## ENTRANCE PORCH

UPVC double glazed sliding door to entrance porch, front door opens to:

## ENTRANCE HALL

Doors to cloakroom and lounge, stairs rise to the first floor, radiator.

## CLOAKROOM

Window to the front aspect, low level wc, wash hand basin with mixer tap, radiator.

## LOUNGE 14' 4" x 12' 7" (4.37m x 3.83m)

UPVC double glazed bay window to the front, radiator, television aerial point.

## DINING ROOM 10' 3" x 15' 10" (3.12m x 4.82m)

UPVC double glazed window to the rear, UPVC double glazed sliding door opens to the conservatory, radiator, understairs storage cupboard.

## CONSERVATORY 6' 5" x 10' 2" (1.95m x 3.10m)

UPVC double glazed door opens to the rear garden.

## KITCHEN 15' 1" x 7' 11" (4.59m x 2.41m)

UPVC double glazed window to the rear, UPVC double glazed door to the side, range of storage units at base and eye level, work surface areas, fitted electric double oven and electric hob with extractor hood over, plumbing for dishwasher, space for under counter fridge, one and a half bowl single drainer sink unit with mixer tap, radiator, internal door to the garage.

## LANDING

Doors to all rooms, frosted UPVC double glazed window to the side, door to airing cupboard, access to loft space.

## BEDROOM ONE 12' 10" x 8' 5" (3.91m x 2.56m)

UPVC double glazed window to the front, radiator, built in wardrobes, television aerial point.

## BEDROOM TWO 10' 1" x 9' 1" (3.07m x 2.77m)

UPVC double glazed window to the rear, radiator, built in wardrobes, television aerial point, radiator.

## BEDROOM THREE 9' 5" x 7' 4" (2.87m x 2.23m)

UPVC double glazed window to the front, radiator, built in cupboard.

## BATHROOM

Frosted UPVC double glazed window to the rear, low level wc, wash hand basin, bath with shower screen and shower attachment over, radiator, part tiled walls.

## GARAGE

Block paved driveway providing parking leading to single garage with up and over door, power and lighting.

## FRONT GARDEN

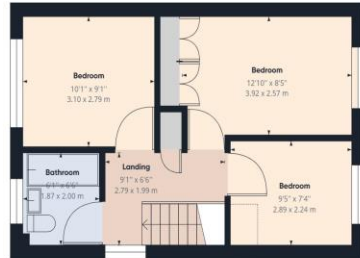
Lawn area, gated side access.

## REAR GARDEN

South east facing garden mainly laid to lawn with patio area.



Ground Floor Building 1



1st Floor Building 1

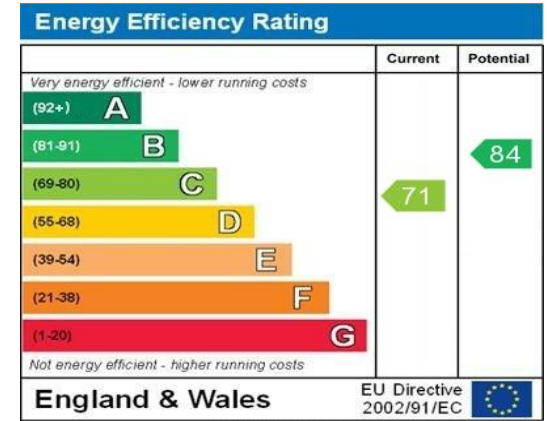
Approximate total area<sup>(1)</sup>

977.54 ft<sup>2</sup>  
90.82 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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