



**Barlow Road, Wendover, Bucks, HP22 6HS**



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Wendover,  
Bucks,  
HP22 6HS**

**Guide Price £350,000  
Freehold**

Christopher Pallet have been favoured with the instructions to offer this two bedroom home to the market for sale. To fully appreciate this property we recommend an internal viewing at your earliest convenience.

The accommodation comprises; entrance hall, cloakroom, sitting room, conservatory, kitchen with utility area, two bedrooms, shower room, gardens front and rear.

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.







A two bedroom home within easy walking distance of the High street

### On The Ground Floor

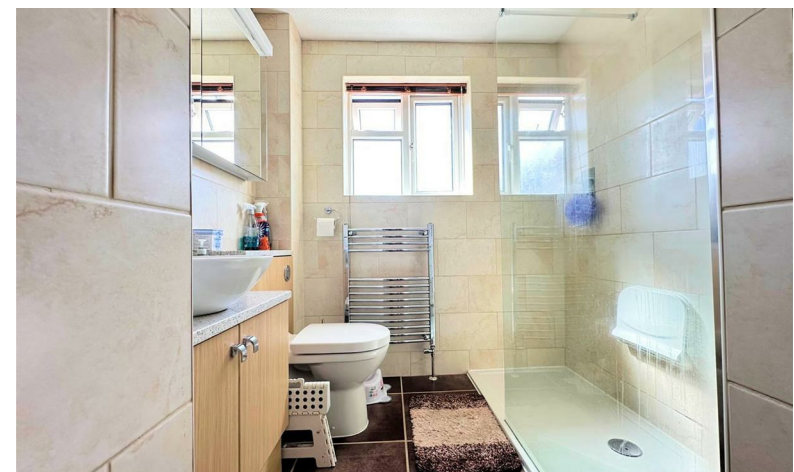
The front door under a covered porch opens to the entrance hall with wood effect flooring which continues into the kitchen. To the left is a cloakroom, stairs rising to the first floor and doors to the kitchen and sitting room. The kitchen overlooks the front garden and has a full range of eye and floor units providing ample storage with integrated appliances of fridge, freezer, oven and hob, spaces for additional appliances and a utility area. The sitting room to the rear has double doors that open to the conservatory which has wood effect flooring and double doors opening to the rear garden.

### On The First Floor

The first floor landing provides access to all first floor rooms, a storage cupboard and the loft space. The main bedroom is to the rear with a built-in cupboard. The second bedroom is to the front. The shower room has a large walk-in shower, low level wc, wash hand basin, heated towel rail and a window to the front.

### Outside

The rear garden is paved and enclosed by fencing with gated rear access and a garden shed. The front garden is gated with a path to the front door to the side of the lawn with a mature hedge to the front boundary.





## Directions

Leave Wendover along Tring Road and take the second right into the Tring Road slip road. Turn right into Colet road and then left into Barlow road.

Council Tax: Band C

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>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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



**Christopher Pallet**

8 High Street

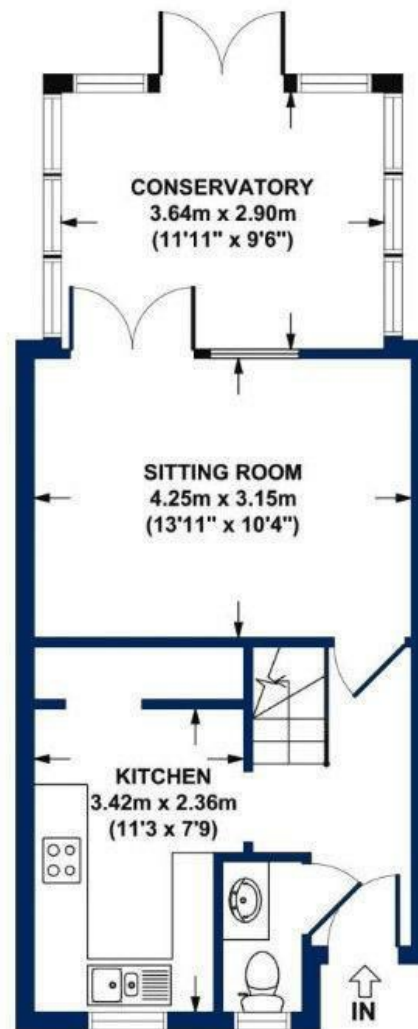
Wendover

Buckinghamshire

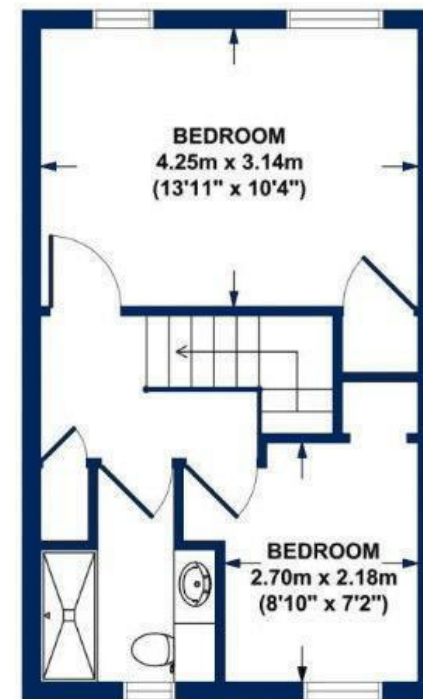
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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 41 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 31 SQ M

**APPROX. GROSS INTERNAL FLOOR AREA 72 SQ M / 775 SQ FT**

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



**Christopher Pallet**

Professional advice since 1973