



Mcindoe Drive, Wendover, Buckinghamshire, HP22 5GF



Christopher Pallet
Professional advice since 1973

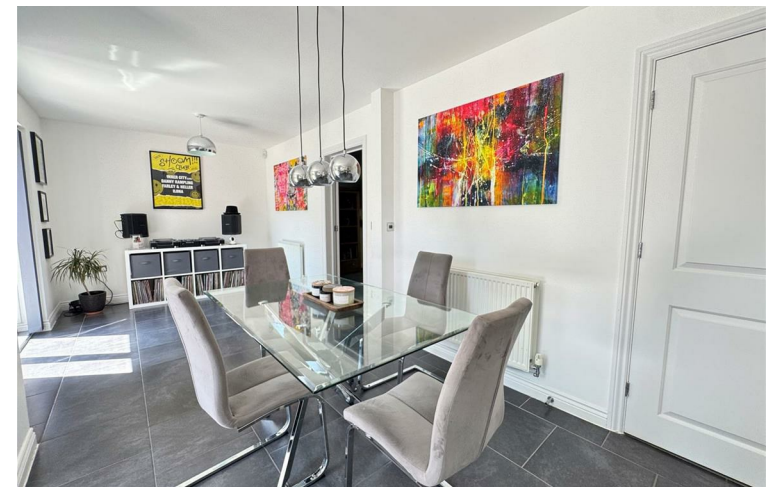
Mcindoe Drive,
Wendover,
Buckinghamshire,
HP22 5GF

£3,000 Per Month

A well-presented four-bedroom detached family home offering spacious and versatile accommodation, situated on the edge of a popular residential development with pleasant views to the front. The property features two en-suite bedrooms, a converted garage/home office, and a landscaped rear garden. Available unfurnished from August.

Unfurnished. Council Tax Band: G. Available August.

The Beeches at Nightingale Woods is an exclusive collection of family homes on the Princes Mary Gate Development in Wendover, a sought after Chiltern foot village with a picturesque village centre. There is 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.





On The Ground Floor

The front door opens into a bright and welcoming entrance hall with stairs to the first floor, a useful under-stairs storage cupboard, and a cloakroom/WC. The sitting room features a bay window to the front and a central fireplace, with a door leading into the open-plan kitchen/dining room. A separate study at the front provides an ideal space for home working.

The kitchen/dining room is a generous family space, fitted with a range of eye and base-level units, ample work surfaces, and space for a dining table and sofa. There are double doors opening onto the rear garden, a rear aspect window, and a door through to a separate utility room with further storage and appliance space.

On The First Floor

The landing provides access to all bedrooms, a family bathroom, and the loft via a hatch. There are four bedrooms in total: the main bedroom and guest bedroom both benefit from en-suite shower rooms, while the remaining double and single bedrooms are served by a well-appointed family bathroom.

Outside

To the rear, the garden is private and fully enclosed, thoughtfully landscaped with a large patio area ideal for outdoor dining and entertaining, leading to a lawned area. The detached garage has been converted into a versatile home office/gym space, featuring bifold doors opening onto the patio. The front of the property includes driveway parking and pleasant open views.



Directions

Traveling up the Tring Road (B4009) and at the second round about turn right and then left onto wood lane. Take the first right turning into McIndoe Drive and the property is found on the left hand side.
Council Tax: Band G

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

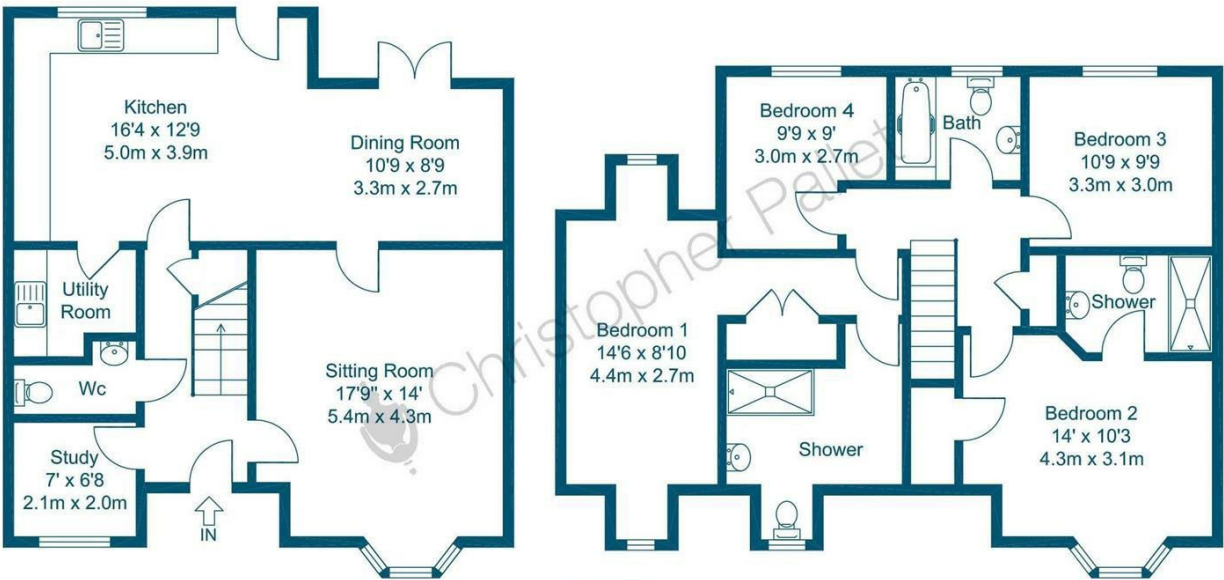
Viewing and Contact Details



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Total approx. floor area 1595 sq.ft. / 148 sq.m



Ground Floor

First Floor

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



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