



Boddington Road, Wendover, Buckinghamshire, HP22 6HY



Christopher Pallet
Professional advice since 1973

**Boddington Road,
Wendover,
Buckinghamshire,
HP22 6HY**

**Offers Over £600,000
Freehold**

An extended and well maintained three-bedroom family home, ideally positioned in a quiet cul de sac location just a short distance from the popular Wendover High Street and mainline train station, providing excellent commuter links.

This attractive property offers generous and flexible living accommodation, including a bright and spacious sitting room, a well-fitted kitchen/breakfast room, and an extended family/dining room, perfect for entertaining or everyday family life. Upstairs, there are three double bedrooms and a family bathroom.

Externally, the property enjoys a stunning rear garden extending over 120ft, thoughtfully landscaped to create a peaceful retreat. The garden backs onto open Buckinghamshire countryside and farmland, offering truly exceptional and uninterrupted panoramic views.

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.





An extended family home situated in a cul de sac location with stunning views over rolling farmland

On The Ground Floor

The property opens into a welcoming entrance porch which leads through to the sitting room. The bright and spacious sitting room situated at the front of the home has stairs to the first floor and is an ideal for relaxation. The kitchen/breakfast room, which is well-fitted with eye and base level storage units, has spaces for appliances, a door to the rear garden and opens through to a generous family/dining room. This room is perfect for entertaining or everyday family life and benefits from a dual aspect.

On The First Floor

Upstairs are three double bedrooms, all serviced by a generous family bathroom with four piece suite. All three bedrooms have storage cupboards, bedroom one is located

to the front of the house, bedroom two has a dual aspect and bedroom three enjoys views to the rear over the garden and countryside. A loft-room can be accessed via the landing, which is fully boarded and has lighting, provides excellent storage.

Outside


The rear garden is a standout feature, stretching over 120 feet and landscaped with lawn, patio, and established planting. It backs onto rolling Buckinghamshire farmland, offering an exceptional sense of space and privacy and has an outbuilding/workshop with power and lighting. To the front is a gated driveway offering parking for three vehicles and there's gated side access.



Directions

From the clock tower proceed out on the Tring Road and take the first right into (the old) Tring Road. Turn right into Colet Road, right into Hampden Road, left into Burke Road which leads into Boddington 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) A		
(81-91) B		
(69-80) C	70	74
(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

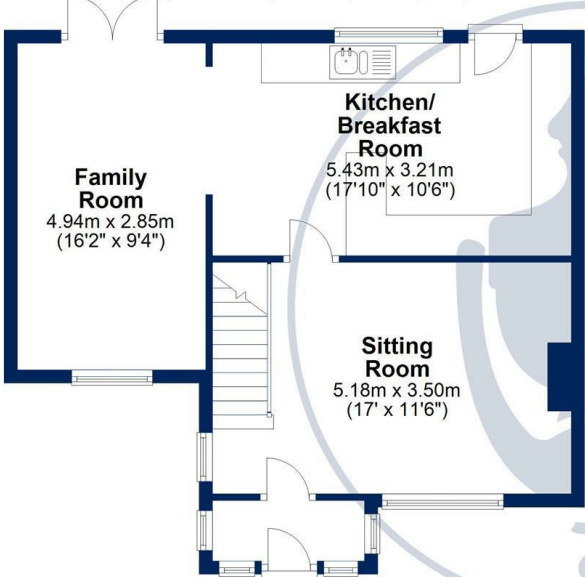


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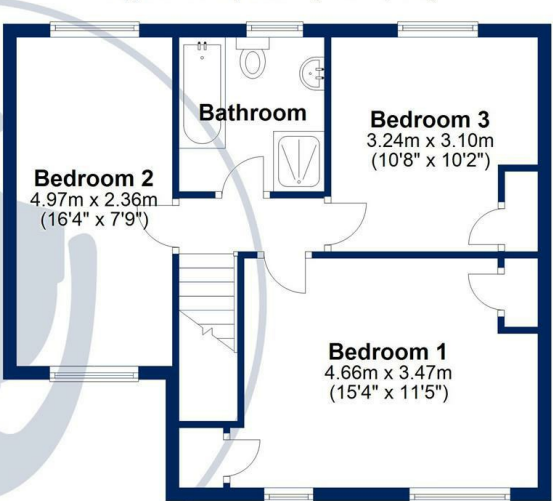
Ground Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



Total area: approx. 102.2 sq. metres (1100.3 sq. feet)
For illustration purposes only - not to scale



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