



Boddington Road, Wendover, Bucks, HP22 6HY



Christopher Pallet
Professional advice since 1973

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

**Guide Price £425,000
Freehold**

An exceptionally well presented two bedroom home which has been much improved by the present owner over the last couple of years including LVT flooring to the ground floor. In fact there have been so many improvements we would recommend an internal viewing to fully appreciate. As the vendors selling agent call us to view at your earliest opportunity.

The accommodation comprises; entrance hall, sitting room, kitchen/dining room, two double bedrooms, bathroom, rear garden and driveway parking to the front.

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.





On The Ground Floor

The front door leads to the entrance hallway with stairs rising to the first floor and a doors to all ground floor rooms. The sitting room is a dual aspect room with windows to both the front and rear. A fireplace with a log burner and wooden mantle over. The kitchen/dining room is to the rear with a range of eye and base level units with work tops over, integrated oven and hob, space for the usual appliances, walk in cupboard which has plumbing available for a cloakroom. Glazed door to the entrance hall and door opening to the garden.

On The First Floor

The landing provides access to all first floor rooms and the loft space. There are two double bedrooms with built in cupboard space. The family bathroom has a three piece white suite with a rainforest shower head over the bath, under floor heating, a heated towel rail and a window to the front.

Outside

The rear garden is laid to lawn with a patio seating area, base for a garden shed, enclosed by close board fencing and gated side access to the front. The front garden now provides gravel parking for several vehicles.



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 | | 80 |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

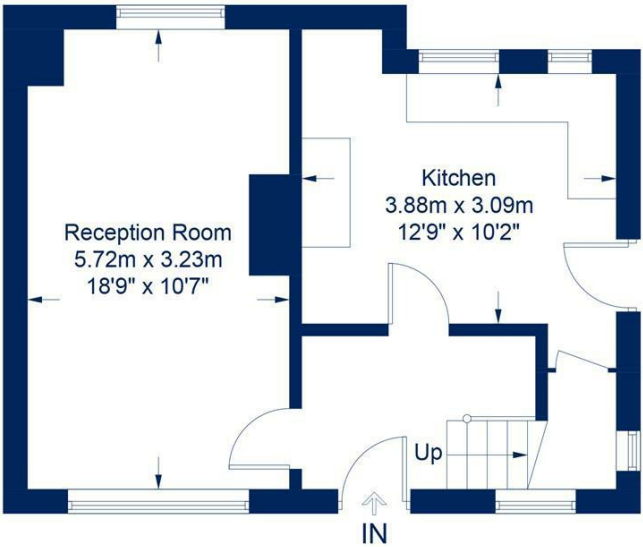
Viewing and Contact Details



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Boddington Road
Total Approx. Floor Area 838 sq ft / 77.9 sq m



Ground Floor



First Floor

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



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