



Coombe Avenue, Wendover, Buckinghamshire, HP22 6BX



Christopher Pallet
Professional advice since 1973

**Coombe Avenue,
Wendover,
Buckinghamshire,
HP22 6BX**

**Guide Price £795,000
Freehold**

Discover this charming 1930's three-bedroom semi-detached family home, perfectly positioned in one of Wendover's most desirable neighbourhoods. This spacious residence has potential to further enhance. The home boasts a generous rear garden, perfect for outdoor entertaining, gardening, or simply relaxing. Additionally, there is exciting potential to further extend, subject to planning permission, allowing you to customise and expand the living space to suit your needs. One of the standout features of this property is that it comes with no onward chain, ensuring a smooth and swift transaction for the new owners.

Don't miss the opportunity to make this wonderful house your forever home in beautiful Wendover. The accommodation on offer comprises; entrance hallway, sitting room, dining room, kitchen, side lobby with utility area, cloakroom/shower room, garden room, three bedrooms on the first floor, family bathroom, separate wc. There is driveway parking with a garage to the front and a generous rear garden in excess of 100ft in length with a south easterly aspect.

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





Situated in one of Wendover's premier locations is this 1930's semi detached

On The Ground Floor

The front door opens to a light hallway with stairs rising to the first floor and doors to the main reception rooms and the kitchen. The sitting room is a cosy room to the front of the property with a fireplace. The dining room is to the rear with doors opening to the garden. The kitchen has a single drainer sink with cupboard under, a further range of units providing storage with worktops over, space for the usual appliances, floor standing gas boiler, window to rear and door to the side lobby. A cloakroom/shower room and utility area lead to the garden room and the garage.

On The First floor

The landing provides access to the loft and all first floor

rooms. There are three bedrooms, two double rooms have built in wardrobes and a generous single room. The family bathroom has a panel bath and wash basin, there is a separate low level wc.

Outside

The rear garden is an exceptional feature of this property with a patio seating area extending to a level lawn with mature planting to the side borders as well as flowering shrubs, there is a path to the side. There is gated side access to the front. The front garden has a low level fence to the front boundary with an area of lawn to the left of the drive and a shrub bed. Driveway parking for several vehicles and a single garage with power and light.



Directions

Proceed up Wendover High street turning right into Dobbins Lane and then left into Coombe Avenue. The property is located on the left hand side.
Council Tax: Band E

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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details



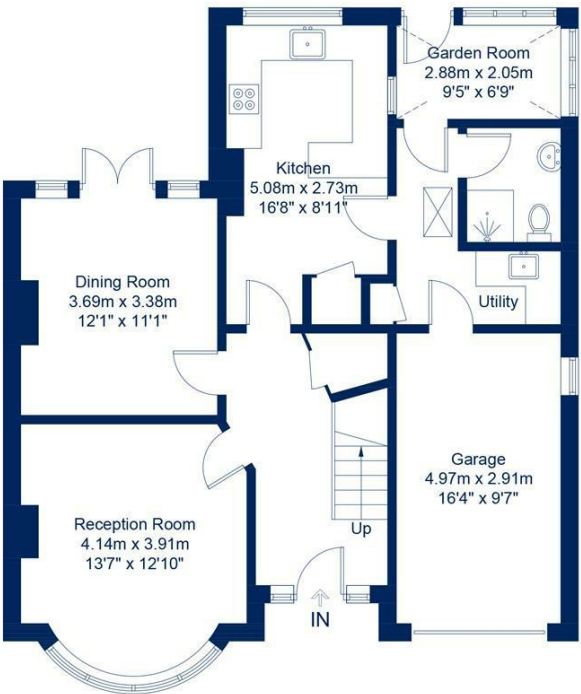
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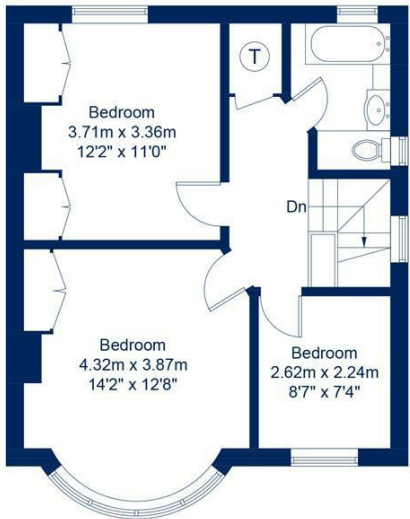
13 Coombe Avenue
Total Approx. Floor Area 1414 sq ft / 131.4 sq m
(Including Garage)



= Reduced headroom below 1.5m / 5'0"



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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