



**Michael**  
**ANTHONY**

246 Wendover Road Aylesbury

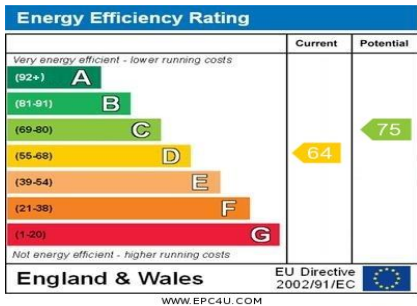
**£1,100,000** Freehold

A substantial four bedroom family home set on a fabulous plot in excess of 1/3 of an acre. The gardens are a feature of the home having been thoughtfully planted. Ornamental pond, vegetable plot, lawns, shrubbery fruit trees. There are numerous sheds, workshop, two summerhouses and a greenhouse. The spacious accommodation boasts impressive entrance hall, cloakroom, lounge, dining room, study, conservatory, kitchen breakfast room, utility. Upstairs a landing that could easily create an additional bedroom or further study. The master bedroom has a refurbished en suite and two of the other double rooms have dressing areas as well as full en suite bathrooms. Full family bathroom. Driveway providing parking as well as the garage. The home is set off the Wendover Road in a slip way with a wide grassed area to the front. Ideally located for all the local schools including Bedgrove Junior and The Boys Grammar and Girls High School being within walking distance.

# 246 Wendover Road

Aylesbury  
Buckinghamshire  
HP21 9PD

- SOUTHSIDE DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS WITH THREE EN SUITE BATHROOMS
- LANDSCAPED GARDENS WITH PLOT OF IN EXCESS OF 1/3 OF AN ACRE
- LOUNGE
- CONSERVATORY
- DINING ROOM
- STUDY
- KITCHEN/ BREAKFAST ROOM
- UTILITY
- Council Tax Band: G



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents