



3 LIONEL CLOSE WENDOVER AYLESBURY HP22 6LT

- Detached bungalow
- Two bedrooms & two reception rooms
- Garage & gardens

DESCRIPTION

Entrance porch with coats cupboard opening into an L shaped open plan sitting and dining room. The sitting area has a door opening into a generous conservatory with a door onto the garden.

Kitchen with a range of cabinets with matching work tops. Belling double oven. Gas hob, and space for white goods.

Two bedrooms, one with wardrobes. Bathroom comprising corner bath, wash basin, and toilet.

Garage with power and door to side leading to rear garden.

OUTSIDE

Front garden with hard landscaped garden for ease of maintained, and parking to side.

The rear garden has a patio, two lawn areas, raised decked seating area and borders

LOCATION

The property enjoys a good position in a cul-de-sac, about half a mile walking distance of the High Street with its amenities.

A TWO BEDROOM DETACHED BUNGALOW, WITH A SITTING ROOM, CONSERVATORY, AND KITCHEN. GARAGE, PARKING AND MATURE GARDEN



ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

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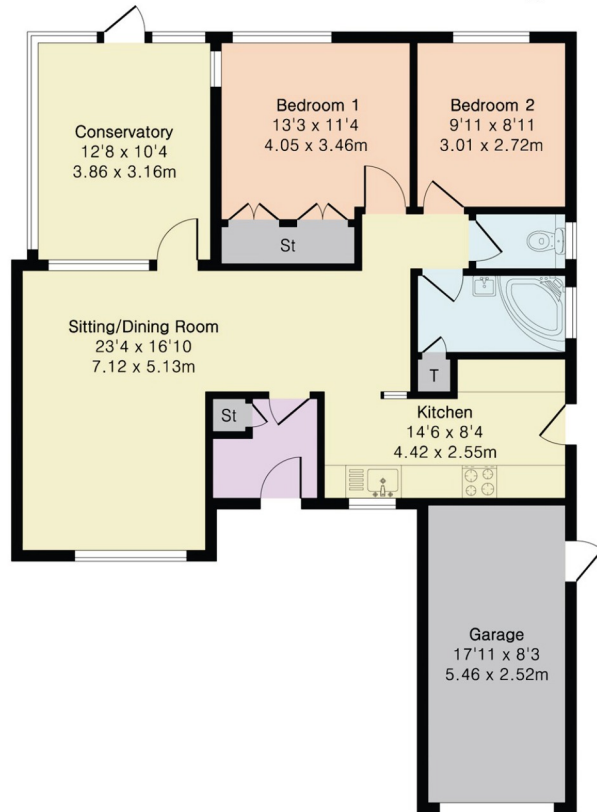
Council tax band: E
Local authority: Buckinghamshire Council
EPC rating: C
Mains electricity, gas, drainage.
Gas central heating

Internet & Mobile: Ultrafast available, Mobile signal good outdoor, and variable in house. Further information on availability and speeds can be found at checker.ofcom.org.uk

The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. Restrictions relating to future compensation claims in respect of the scheme will be included in the sale contract. The property is approximately 411m from the line.



**Approximate Gross Internal Area 917 sq ft - 85 sq m
(Excluding Garage)**
Garage Area 148 sq ft - 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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