



Witchell, Wendover - HP22 6EG
£800,000

TIM RUSS
& Company



Witchell

Wendover

- Attractive Four Bedroom Detached Family Home Set Within A Quiet Wendover Cul-De-Sac
- Versatile Ground Floor Layout With Spacious Dual Aspect Living Areas
- Open-Plan Modern Kitchen Fitted With Integrated Appliances
- Off Street Parking
- Enclosed Rear Garden
- Excellent School Catchment Area
- Close To Wendover High Street & Local Amenities
- Close To Wendover Train Station (0.3 Miles)
- Close To Open Countryside Walks & Nearby Parks

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



Witchell

Wendover

Welcome to this beautifully presented 4-bedroom detached family home, tucked away in a peaceful cul-de-sac in the heart of Wendover.

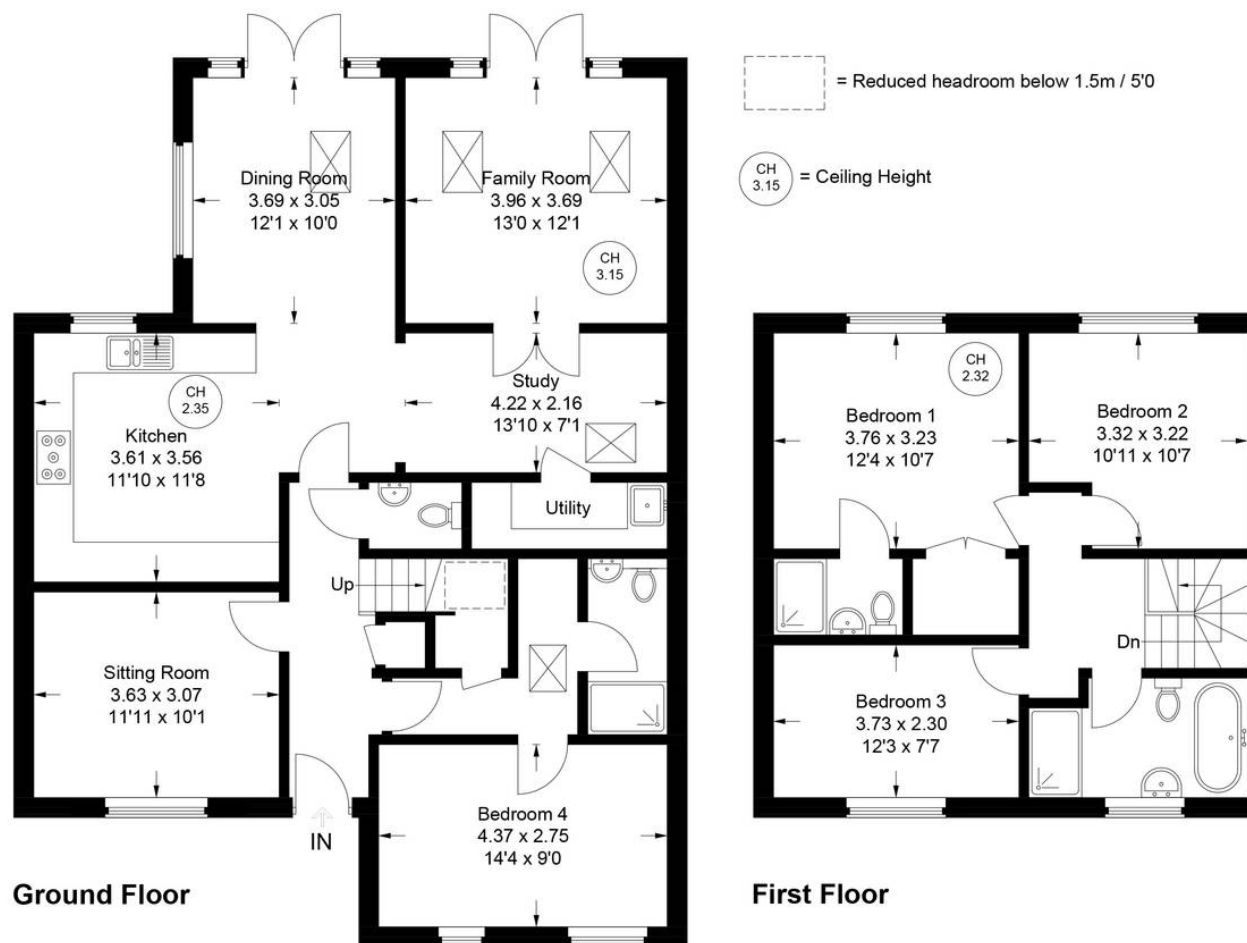
This versatile home has been thoughtfully designed for modern family living, offering a layout that adapts perfectly to your needs. On the ground floor, you'll find a separate sitting room, ideal for cosy evenings or entertaining guests, alongside a spacious family room that provides a relaxed space for day-to-day living. The hub of the home is the contemporary open-plan kitchen, diner, and study area, fitted with integrated appliances and offering plenty of room for cooking, dining, working from home, or socialising with family and friends. A practical and well-placed **utility room** adds further convenience, helping to keep household items neatly tucked away and the main living areas clutter-free.

A standout feature of this property is the fourth bedroom located on the ground floor, complete with its own shower room. This space offers exceptional flexibility — ideal for guests, older family members, or those seeking a private home office or hobby room with en-suite style facilities.

Upstairs, three generously proportioned bedrooms offer comfort and privacy, complemented by a modern family bathroom and ample storage throughout the home. Each room is bright and airy, with dual-aspect windows allowing natural light to flood in, creating a warm and uplifting atmosphere.

Outside, the property benefits from off-street parking and an enclosed rear garden, perfect for children to play safely or for hosting summer barbecues and alfresco dining. The outdoor space provides a private spot to relax and unwind, with scope for further landscaping or personalisation.





Witcheil, HP22 6EG

Approximate Gross Internal Area
 Ground Floor = 103.4 sq m / 1113 sq ft
 First Floor = 50 sq m / 538 sq ft
 Total = 153.4 sq m / 1651 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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