



**OLIVER
& AKERS**

Estate Agency with a personal touch!



Woollerton Crescent, Wendover,



A country cottage feel, **THREE BEDROOM** semi-detached family home with an extended kitchen area and en-suite bathroom. This charming property has the amazing benefit of backing directly onto open views to the rear including views towards Wendover Woods.
MUST BE INTERNALLY VIEWED TO BE APPRECIATED!!

- Lounge Area
- Dining Area
- Kitchen Area
- Three **DOUBLE** Bedrooms
- Two Bathrooms
- Large Rear Garden
- Good Driveway
- **STUNNING** Views

£499,950 Freehold

Woollerton Crescent, Wendover, Aylesbury, HP226HT

Accommodation Comprises

Entrance Hall

Open Plan Lounge/Diner **23'2" x 17'3" (7.06m x 5.26m) Max Points**

Lounge Area

Dining Area

Kitchen **11'5" x 8'5" (3.48m x 2.57m)**

Stairs To First Floor

Bedroom Two **10'11" x 11'6" (3.33m x 3.51m)**

Bedroom Three **11'11" x 10'5" (3.63m x 3.18m) Max Points**

Family Bathroom

Stairs To Second Floor

Master Bedroom **12'4" x 10'3" (3.76m x 3.12m)**

En-Suite Bathroom

Dressing Room **14'1" x 7'4" (4.29m x 2.24m)**
(Could be used as a fourth bedroom/nursery)

Rear Garden

Driveway



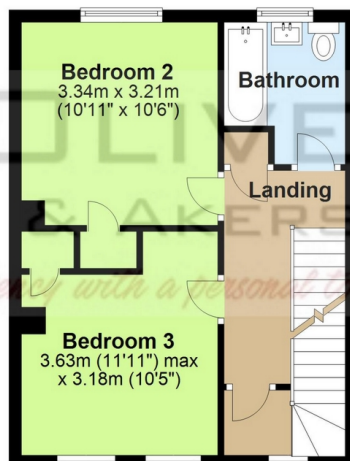
Ground Floor

Approx. 46.9 sq. metres (505.3 sq. feet)



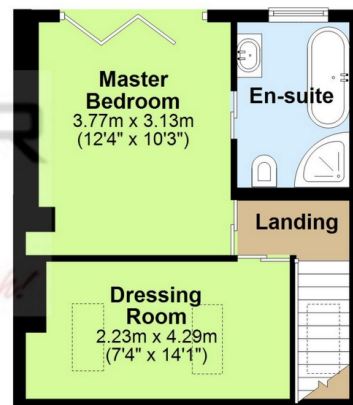
First Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



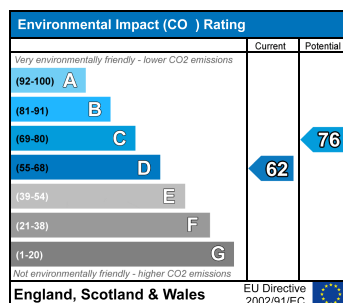
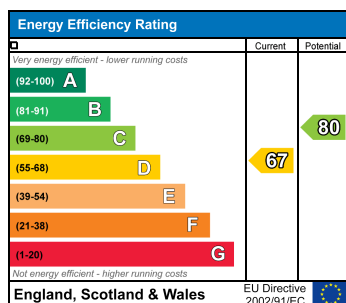
Second Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



Total area: approx. 115.2 sq. metres (1240.5 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. Plan produced using PlanUp.



Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

In accordance with the property Misdescription Act (1991) we have prepared this information as a general guide to give a broad description of the property. It is not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.