



Vicarage Close, Wendover - HP22 6DS
£425,000

 **TIM RUSS**
& Company

A two bedroom semi- detached home just a short walk to High Street and station, sitting on a wider plot with potential for a side extension (STPP)

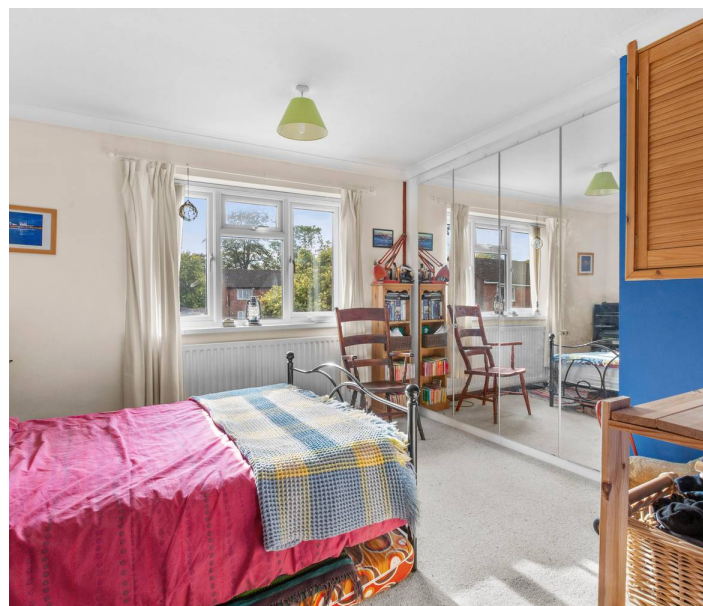
- Short Walk to High Street and Station.
- Potential for Side Extension (STPP).
- Two Good Size Bedrooms.
- Sitting Room.
- Kitchen - Breakfast Room.
- Conservatory - Dining Room.
- Drive and Detached Garage.
- Rear and Side Garden.

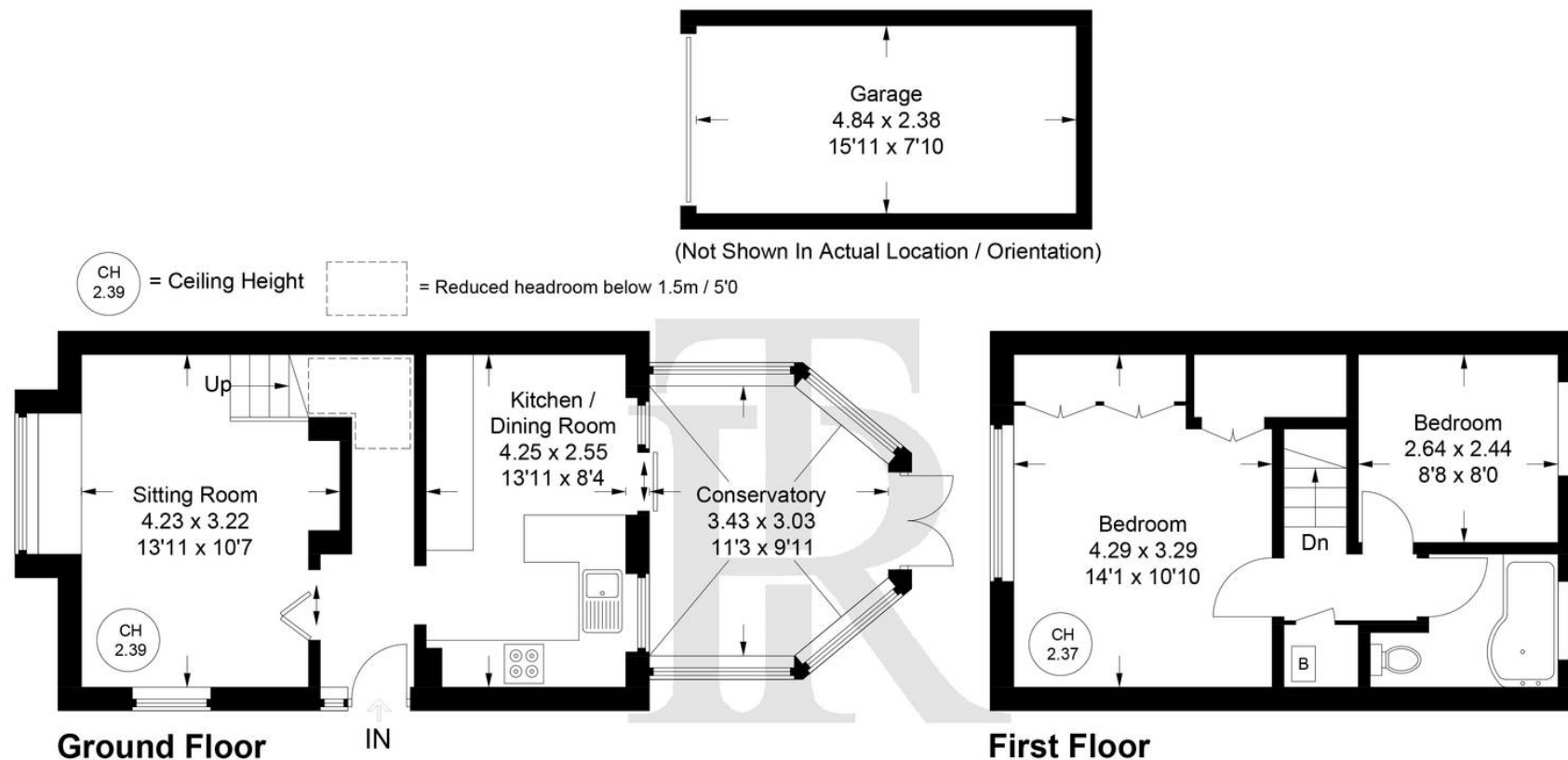
Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, health centre, dentists and library. There are schools in the village for all ages, and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.





This well-presented two-bedroom semi-detached house offers a superb opportunity for buyers seeking a comfortable home in a highly convenient location, just a short walk from the bustling High Street and mainline station. The property is thoughtfully arranged, featuring a sitting room that provides an inviting space to relax or entertain guests. The kitchen-breakfast room is well-proportioned, offering ample storage and worktop space, making it ideal for both everyday meals and more formal occasions. A bright conservatory extends from the kitchen, creating a versatile space that can be used as a dining area, home office, or additional lounge. Upstairs, there are two good size bedrooms, each benefiting from generous natural light, making them suitable for a range of furnishings and personal touches. The family bathroom is modern and well maintained, complementing the overall sense of comfort throughout the home. The property presents an exciting opportunity for future development, with potential for a side extension (subject to planning permission), allowing buyers to tailor the space to their individual needs. Additional features include a private drive providing off-street parking and a detached garage, offering valuable storage or workshop space. With its blend of practical features, scope for enhancement, and a prime location within easy reach of local amenities, this property represents an excellent choice for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.





Vicarage Close, HP22

Approximate Gross Internal Area
Ground Floor = 41.2 sq m / 443 sq ft
First Floor = 29.5 sq m / 317 sq ft
Garage = 11.6 sq m / 125 sq ft
Total = 82.3 sq m / 885 sq ft

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

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.



Tim Russ and Company

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