



Whittingham Avenue, Wendover - HP22 5GU
£685,000

TIM RUSS
& Company

Whittingham Avenue, Wendover, HP22 5GU

Just a short stroll to the beautiful Wendover Woods this FIVE bedroom Town House with 2000 sq ft of Living Space.

- Spacious Family Home
- Just a Short Walk to Wendover Woods
- A 21ft Sitting Room
- Fitted Kitchen/Diner/Family Room and a Separate Utility Room
- FIVE Good Size Bedrooms
- TWO Ensuities TWO Family Bathrooms and a Ground Floor WC
- Enclosed Rear Garden
- A Detached Garage plus Carport and Driveway
- In all approx 2000 sq ft of Living Space

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.

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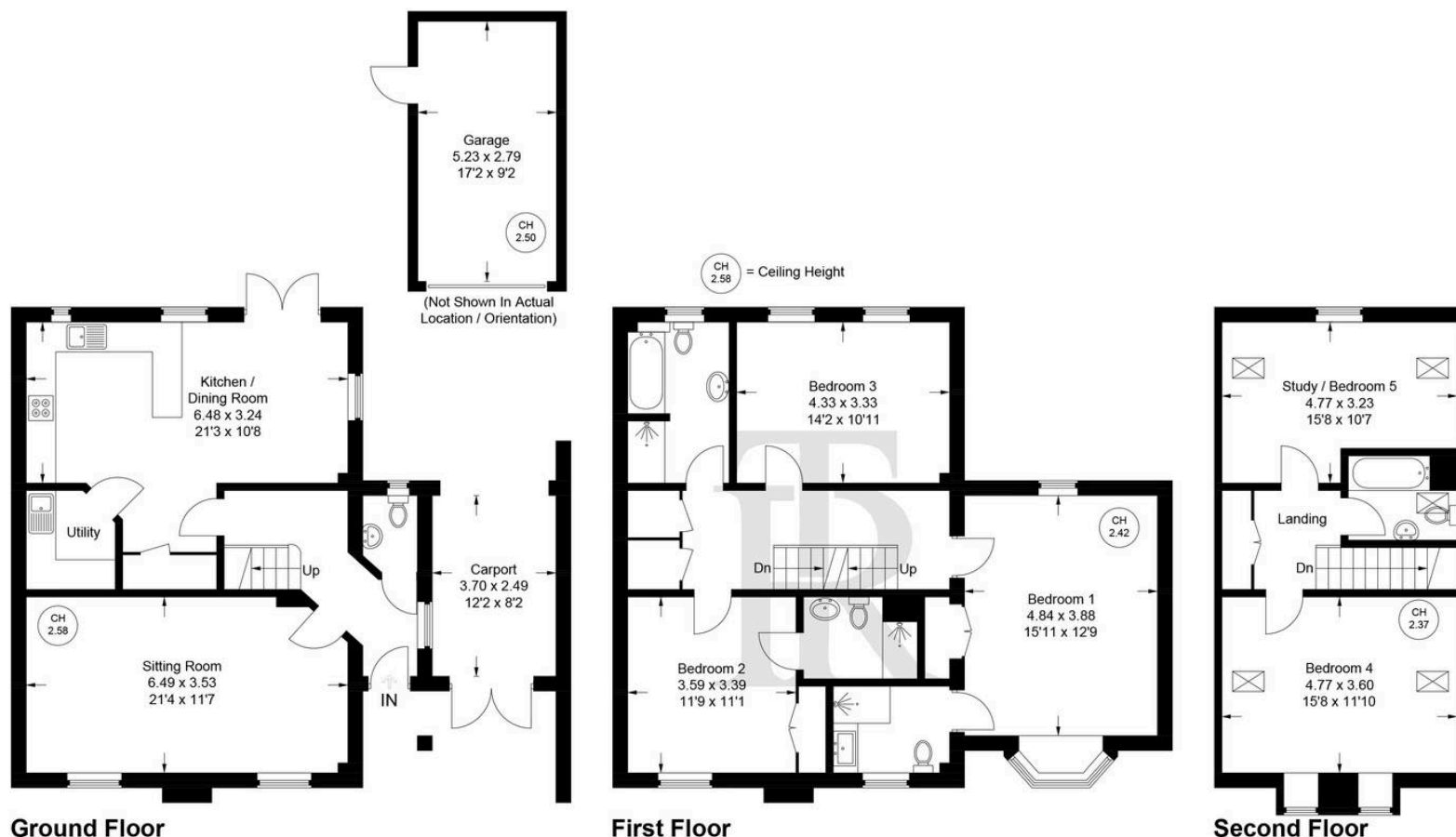




This impressive five bedroom terraced house offers approximately 2,000 sq ft of well-planned living space, making it an ideal choice for growing families seeking comfort and versatility. Located just a short walk from the picturesque Wendover Woods, the property boasts a generous 21 ft sitting room that provides an inviting space for relaxation and entertaining. The heart of the home is a beautifully fitted kitchen, dining, and family room, offering ample space for everyday living and social gatherings, complemented by a separate utility room for added convenience. The accommodation is arranged over three floors and features five good size bedrooms, two of which benefit from modern ensuite shower rooms. In addition, there are two further family bathrooms and a ground floor WC, ensuring practicality for busy households. The property is finished to a high standard throughout, with thoughtfully designed interiors that blend style with functionality.

Outside, the property enjoys a private and enclosed rear garden, perfect for children to play safely or for alfresco dining during the warmer months. The garden is mainly laid to lawn, with a paved patio area that provides an ideal spot for outdoor seating or summer barbeques. A detached garage, carport, and driveway offer ample parking and storage options, catering to the needs of a modern family. The location is particularly appealing, with easy access to nearby countryside walks, cycling trails, and the amenities of Wendover village. This wonderful home presents a rare opportunity to enjoy spacious accommodation, flexible living, and desirable outdoor space in a sought-after setting. Early viewing is highly recommended to fully appreciate all that this property has to offer.





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Approximate Gross Internal Area

Ground Floor = 64.6 sq m / 695 sq ft

First Floor = 79.5 sq m / 856 sq ft

Second Floor = 44.2 sq m / 476 sq ft

Garage = 14.7 sq m / 158 sq ft

Total = 203.0 sq m / 2185 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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