Chiltern Court Back Street, Wendover - HP22 6EP

Offers Over **£294,000**

TIM RUSS & Company

- Beautifully presented two-bedroom maisonette in the heart of the highly sought-after village of Wendover
- Private entrance providing an added sense of independence and privacy
- Modern fitted kitchen with ample storage and preparation space
- Short walk to Wendover High Street, cafés, restaurants and local amenities
- Convenient access to Wendover Station with direct services to London Marylebone
- Excellent access to Wendover Woods and the Chiltern Hills
- Secure private parking providing convenient off-road parking and added peace of mind
- Well-maintained throughout and ready for immediate occupation
- Spacious living/dining room filled with natural light
- Two generous double bedrooms Generous under-stairs storage cupboard

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town of Aylesbury an is the winner of Best Kept Town. 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, 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

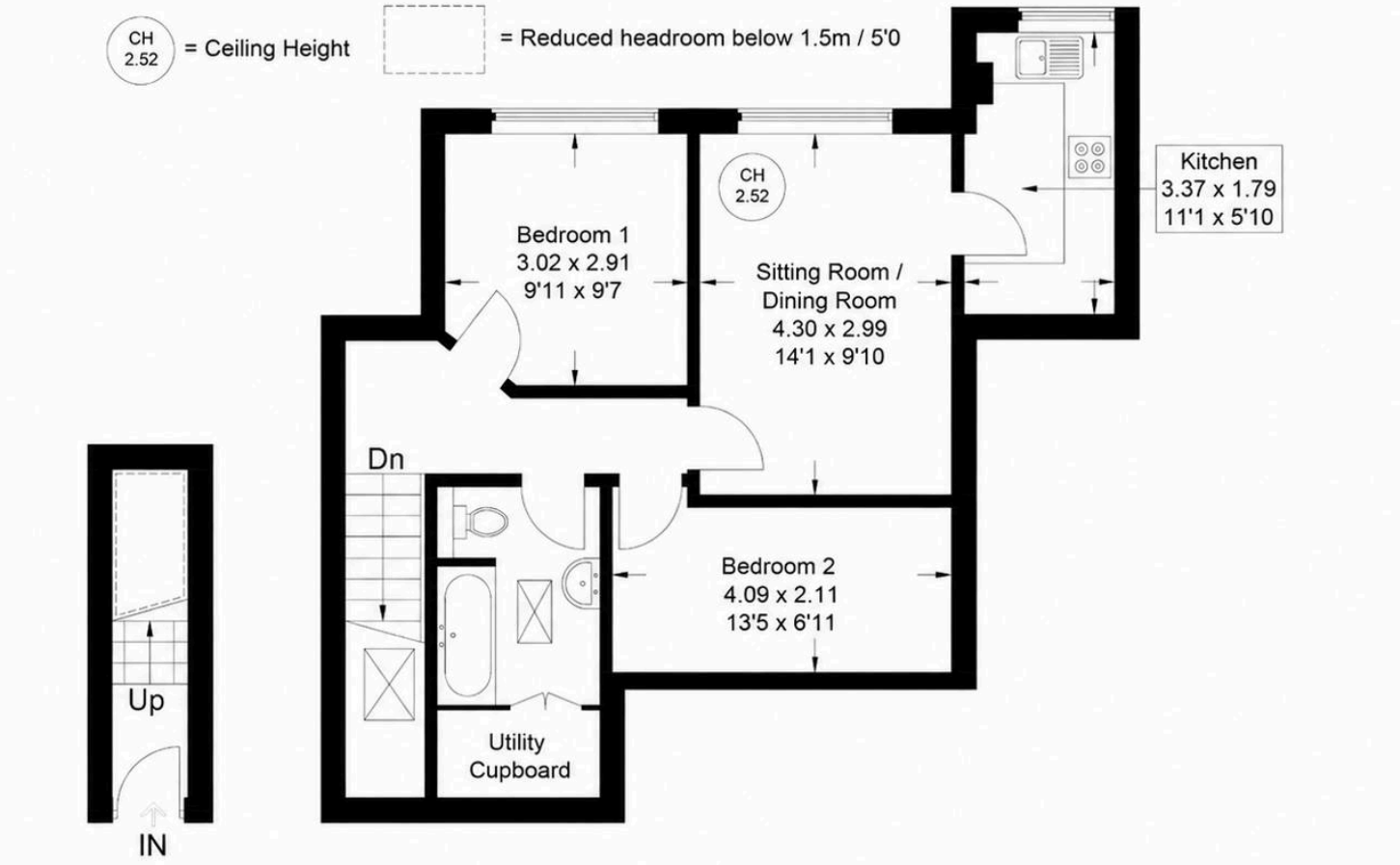
Beautifully presented, this two-bedroom maisonette is located in the heart of the highly sought-after village of Wendover. The property benefits from its own private entrance, offering an added sense of independence and privacy. Inside, you will find a modern fitted kitchen with ample storage and preparation space, a spacious living/dining room filled with natural light, and two generous double bedrooms, providing comfortable and well-balanced accommodation. The stylish bathroom has been finished to a high standard. The property is well-maintained throughout and ready for immediate occupation. Situated in a quiet and well-kept residential setting, the maisonette is just a short walk from Wendover High Street, with its array of cafés, restaurants and local amenities, as well as Wendover Station, which offers direct services to London Marylebone. There is also excellent access to Wendover Woods and the beautiful Chiltern Hills. Outside, the property benefits from secure private parking, providing convenient off-road parking and added peace of mind. Its tucked-away position ensures a peaceful environment away from the main road, whilst remaining within easy reach of all that Wendover has to offer. Combining a prime village location with practical and low maintenance living, this charming maisonette represents an excellent first-time purchase, downsizing opportunity or investment property, whilst offering the perfect base from which to enjoy everything this desirable Buckinghamshire village has to offer.

Council Tax band: D -

Tenure: Leasehold, 86 years remaining -

EPC C Ground Rent £150 pa -

Service Charge £551.48 pa - as advised by the current vendor.



Chiltern Court, Back Street, HP22 6

Approximate Gross Internal Area
Ground Floor = 3.6 sq m / 39 sq ft
First Floor = 53.8 sq m / 579 sq ft
Total = 57.4 sq m / 618 sq ft

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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

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
For more information please visit our website.

TIM RUSS & Company

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