



Aylesbury Road, Wendover
£390,000

 **TIM RUSS**
& Company

- Beautifully Presented Two Bedroom Period Terraced Home in Desirable Wendover
- Attractive Character Features Offering Timeless Appeal
- Impressive South Facing Rear Garden Extending to Approximately 100ft in Length
- Convenient Access to Wendover Village Centre, Shops, Cafés & Local Amenities
- Excellent Commuter Connections from Wendover Station to London Marylebone
- Turn-Key Condition, Ready to Move Straight Into
- Spacious & Welcoming Living Room Providing an Ideal Space to Relax
- Separate Utility Room Providing Excellent Practicality & Additional Storage
- Stylish Ground Floor Bathroom
- Well-Appointed Kitchen with Contemporary Finishes

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.

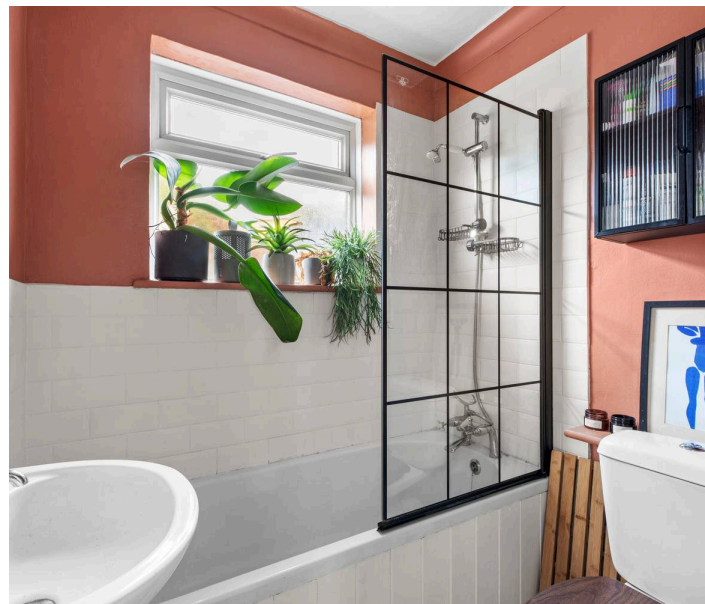
EPC: D
Environmental Impact Rating: C
Council Tax Band: C

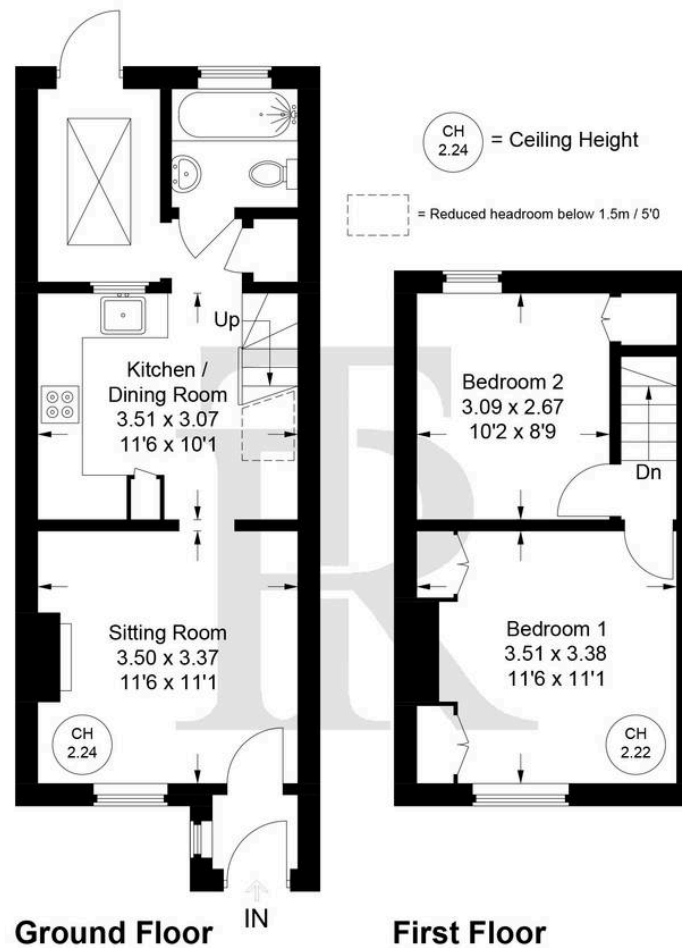




This beautifully presented two bedroom period terraced home is nestled in the heart of desirable Wendover, offering a wonderful blend of timeless character features and contemporary comforts. The property is in immaculate, turn-key condition, making it ready for immediate occupation. Upon entering, you are greeted by a spacious and welcoming living room, ideal for relaxing or entertaining guests. The well-appointed kitchen boasts contemporary finishes, while a separate utility room provides excellent practicality, additional storage, and the benefit of underfloor heating. A stylish ground floor bathroom, also with underfloor heating, adds to the home's comfort and convenience. Upstairs, there are two generously proportioned and beautifully presented bedrooms, each offering comfortable and versatile accommodation. The bright and airy living spaces create a warm and inviting atmosphere throughout. With convenient access to Wendover High Street, a range of shops, cafés, and local amenities are just a short stroll away. Excellent commuter connections are available from Wendover station, providing swift access to London Marylebone, making this an ideal home for first-time buyers, downsizers, or commuters seeking village living with easy access to the capital.

To the rear of the property, you will discover an impressive south-facing garden extending to approximately 100ft in length (subject to survey), providing a tranquil and private outdoor retreat. A patio area offers the perfect spot for outdoor dining, entertaining or simply enjoying the sunshine throughout the day, while the generous lawn creates an attractive sense of space. Mature borders and established planting provide excellent natural screening, enhancing privacy and creating a secluded setting in which to relax and unwind. The garden offers plenty of scope for keen gardeners to further personalise the space, subject to any necessary consents. This exceptional outdoor space is a real highlight of the property, complementing the cottage's charming character and turn-key condition, while offering a wonderful balance of privacy, sunshine and outdoor living in one of Wendover's most sought-after locations.





Aylesbury Road, HP22 6

Approximate Gross Internal Area

Ground Floor = 34.3 sq m / 369 sq ft

First Floor = 23.1 sq m / 249 sq ft

Total = 57.4 sq m / 618 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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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.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.