

# Cherry Tree Walk, 49 Dobbins Lane - HP22 6DH

£350,000

TIM RUSS & Company

# Cherry Tree Walk, Wendover

Set in a small complex for the over 60's, this two bedroom bungalow situated within level access of the centre of the lovely market town of Wendover. NO ONWARD CHAIN.

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.

- For the Over 60's
- Two Bedrooms
- Shower Room
- Enclosed Rear Garden with Side Access
- Allocated Parking Space
- Close to Wendover High Street











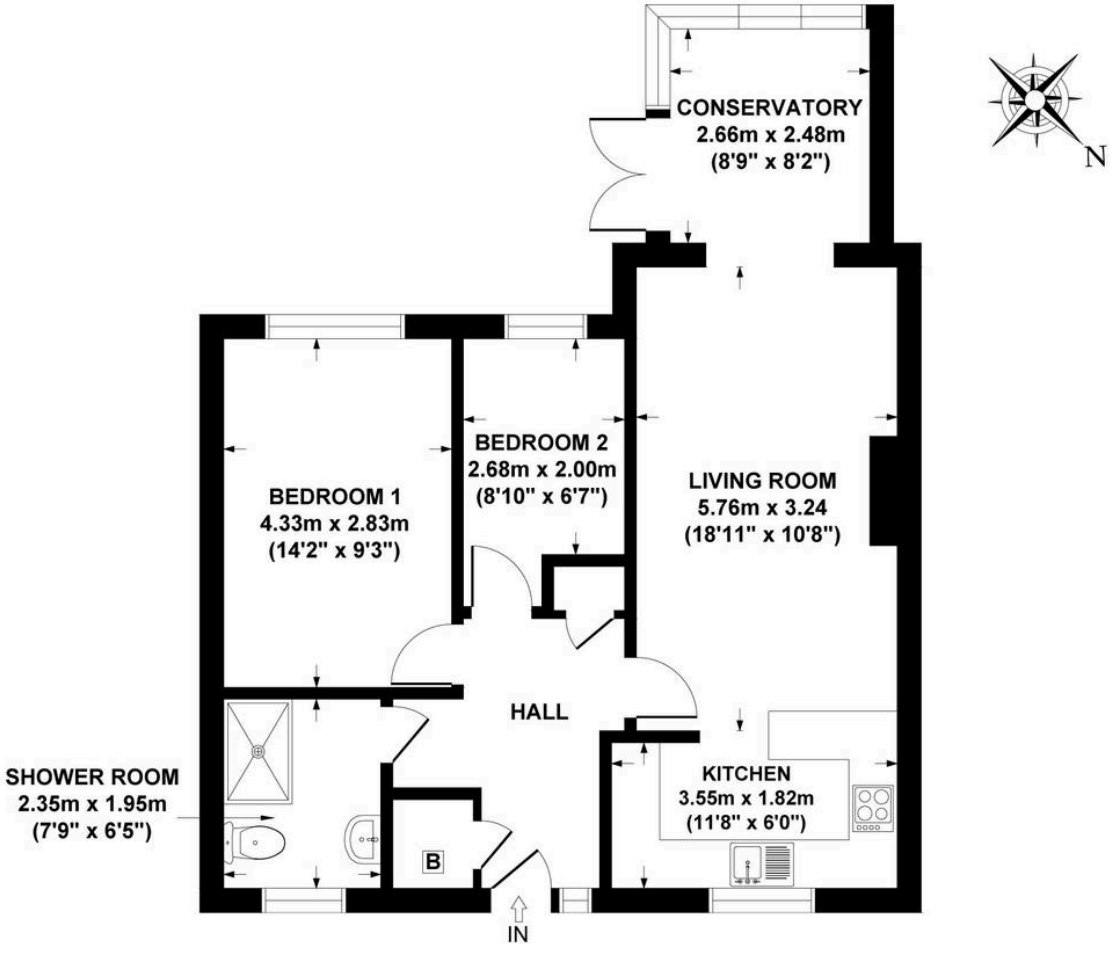


Nestled in the heart of the charming Wendover, this delightful terraced bungalow is exclusively available for those over 60 seeking a cosy retreat. Boasting two bedrooms, a shower room, and a bright conservatory, this property offers a comfortable living space within a close-knit community. With the convenience of no onward chain, this home ensures a smooth transition for its new owners. The enclosed rear garden, complete with a side access, provides a peaceful sanctuary to enjoy the outdoors, while the allocated parking space caters to modern practicalities. Located within proximity to Wendover High Street, residents can relish in the local amenities and community spirit at their doorstep.

Step outside and discover the tranquil outside space this bungalow has to offer. A private southerly facing rear garden greets you, providing a serene backdrop for your relaxation. Accessible through the conservatory or the gated side entrance, the rear garden features a paved patio, perfect for alfresco dining. A sturdy handrail guides you down two steps with ease. Accompanied by a generous timber shed, ideal for storing gardening essentials, this garden is designed for both enjoyment and practicality. The communal front gardens are meticulously maintained through the service charge, ensuring a picturesque setting for all residents. Additionally, the allocated parking space ensures convenience for residents and visitors alike.

Service charge is £110 pcm. We are advised this amount includes buildings insurance, external maintenance of communal gardens, clearing of gutters and window cleaning to the front of the property, and communal lighting.

EPC - Rated D




**CHERRY TREE WALK, DOBBINS LANE, WENDOVER, HP22 6DH**
**APPROX. GROSS INTERNAL FLOOR AREA 67 SQ M / 721 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE


# Tim Russ and Company

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

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