

Halton Wood Road, Wendover

£420,000

TIM RUSS & Company

- Attractive and well-positioned three-bedroom terraced home
- Well-established residential location in Wendover
- Within immediate reach of Wendover Woods and surrounding countryside
- Convenient access to Wendover village centre, local shops, cafés, restaurants and Wendover Train Station
- Generous kitchen/breakfast room with ample workspace
- Separate loggia providing further versatile outdoor space
- Additional conservatory/dining room overlooking the rear garden
- Ground-floor shower room and first-floor family bathroom
- Approximately 1,116 sq. ft of accommodation
- Three well-proportioned bedrooms

- Council Tax Band: D
- EPC Rating: C
- Tenure: Freehold

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.







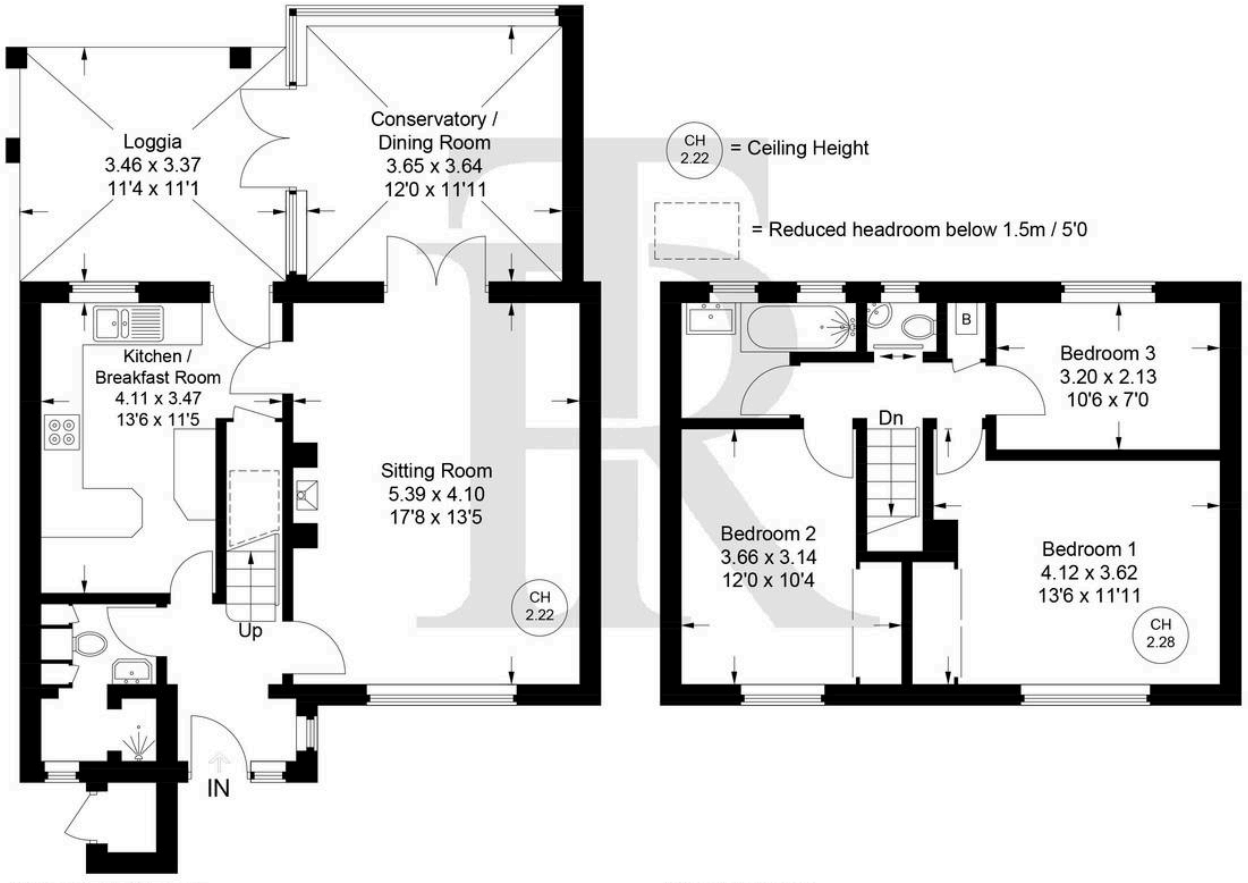






This attractive and well-positioned three-bedroom terraced home offers approximately 1,116 sq. ft. of accommodation situated in an established and desirable area within Wendover. Enjoying an enviable position for access to the surrounding Chiltern countryside, with the woodland walks of Wendover Woods just moments away, the property combines access to outdoor pursuits with the convenience of Wendover village centre, local shops, cafés and restaurants. The accommodation includes a welcoming living room, enhanced by a multifuel burner with a fully lined chimney, creating an attractive focal point and adding character to the space. There is also a generous kitchen/breakfast room, where ample workspace provides a practical setting for everyday cooking and dining. An additional conservatory/dining room overlooks the rear garden, offering a pleasant space in which to enjoy meals while taking in the outlook. The ground floor also benefits from a shower room, complementing the family bathroom on the first floor. Upstairs, three well-proportioned bedrooms provide flexible accommodation for a range of needs, whether used for sleeping, working from home or welcoming guests. The combination of living and dining areas, three bedrooms and two bath or shower rooms makes this a home with scope to suit different lifestyles. The property also benefits from a well-established front garden, adding to its attractive approach.

The rear garden provides a particularly appealing outdoor space, featuring two separate, well-lit loggias, both offering versatile areas for relaxing, entertaining or enjoying time with family and friends. A further notable feature is the rear garden gate, which provides direct access onto the adjoining bridle path and towards Wendover Woods, making this an excellent position for those who enjoy walking, cycling and exploring the surrounding countryside. The property's position is a particular highlight, with the amenities of Wendover village centre conveniently accessible, while the woodland and countryside are quite literally on the doorstep. For buyers looking for a home with a good range of living accommodation, attractive outdoor spaces and direct access to some of the area's best-loved countryside, this terraced property offers a wonderful balance of village convenience and outdoor living.



Halton Wood Road, HP22 5

Approximate Gross Internal Area
Ground Floor = 60.9 sq m / 655 sq ft
First Floor = 42.0 sq m / 452 sq ft
External Cupboard = 0.8 sq m / 9 sq ft
Total = 103.7 sq m / 1116 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.

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For more information please visit our website.

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