



**Aylesbury Road, Wendover, Bucks, HP22 6LJ**

 **Christopher Pallet**  
Professional advice since 1973



Aylesbury Road,  
Wendover,  
Bucks,  
HP22 6LJ

Guide Price £595,000  
Freehold

Introducing this charming three-bedroom, semi-detached Victorian home, perfectly located just a short stroll from the heart of the village. Lovingly maintained by its current owners, the property boasts a versatile and spacious ground floor layout, ideal for adapting to your family's needs. The rear features a delightful cottage-style garden, offering a peaceful retreat, while off-road parking at the front adds convenience. With its timeless character, ample space, and unbeatable location, this home is perfect for a growing family looking for comfort, charm, and accessibility.

The accommodation on offer comprises: entrance hallway, sitting, family room, Kitchen/dining room, utility room, three bedrooms and a family bathroom upstairs. gardens front and rear and off road parking.

Wendover is a sought after village at the foot of the Chiltern Hills with a picturesque village centre. There are a variety of interesting shops, many restaurants, a weekly market and schooling for children of all ages. There is a main line railway station with regular trains to London Marylebone taking less than 50 minutes.







## A much improved three bedroom semidetached Victorian home

### On The Ground Floor

The front door opens into an entrance hall, with stairs leading to the first floor and access to the main reception rooms on the ground floor. The family room, located at the front of the home, features a bay window that fills the space with natural light, stripped wood floorboards and a traditional fireplace, creating a cosy atmosphere. Towards the rear, the sitting room offers a log burner set within a fireplace, with built-in cupboards and shelving in the alcoves, stripped wood floorboards. An opening connects the sitting room to the kitchen/dining area, where you'll find a range of eye-level and base units with tiled countertops. The ceramic-tiled flooring extends into the dining room, which offers double doors that open out to the rear garden. The kitchen includes a utility room and pantry space.

### On The First Floor

The first-floor landing provides access to the loft space and leads to all the main rooms. The master bedroom, located at the front of the house, benefits from three windows, flooding the room with natural light. Two additional bedrooms offer ample space for family. The bathroom is fitted with a classic white three-piece suite, and a window to the side allows for plenty of ventilation and natural light.

### Outside

To the front is a pathway leading to the front door with hard standing to the front and side providing parking for two cars. The southerly facing rear garden has a patio seating area leading to the level lawn with a plethora of shrub's, fruit bearing trees, soft fruits and flowering plant borders.



## Directions

From the clock tower proceed along the Aylesbury Road. The property is on the left hand side.  
Council Tax: Band D

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

### Energy Efficiency Rating

|                                             | Current | Potential                                                                          |
|---------------------------------------------|---------|------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |         |                                                                                    |
| (92 plus) A                                 |         | 84                                                                                 |
| (81-91) B                                   |         |                                                                                    |
| (69-80) C                                   |         |                                                                                    |
| (55-68) D                                   | 54      |                                                                                    |
| (39-54) E                                   |         |                                                                                    |
| (21-38) F                                   |         |                                                                                    |
| (1-20) G                                    |         |                                                                                    |
| Not energy efficient - higher running costs |         |                                                                                    |
| England & Wales                             |         |                                                                                    |
| EU Directive 2002/91/EC                     |         |  |

## Viewing and Contact Details



### Christopher Pallet

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Total Approx. Floor Area 1143 sq ft / 106.2 sq m



Ground Floor

First Floor

All measurement of walls, doors, windows and fittings and appliances including their size and location, as shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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