



**PORTFOLIO**  
from



**brown & merry**

Tring Road, Wendover, Buckinghamshire, HP22 6NY



# Tring Road, Wendover, Buckinghamshire, HP22 6NY

*A charming two double bedroom end of terrace cottage with off road parking, situated in this highly popular row of period properties.*



## Lounge

Entering the property you will find the lounge with its exposed beams, dual aspect windows to both the front and side. There is also carpeted flooring, a radiator, a door leading through to the dining room and stairs which rise up to the first floor.

## Dining Room

Stepping down from the lounge the dining room has wood effect flooring, a radiator and doors to both the bathroom and kitchen.

## Kitchen

The good sized kitchen has a selection of storage cupboards, dual aspect windows to both the side and rear, space for appliances, breakfast bar, part tiled walls, sink and drainer unit, exposed beams and a side door leading out to the driveway and rear garden.



## Bathroom

The bathroom offers a bath with shower over, low level W/C, wash hand basin, part tiled walls, window to the side aspect and a radiator.

## First Floor Landing

Rising up from the ground floor the first floor landing has doors to both bedrooms and a door to the airing cupboard.

## Bedroom One

The main bedroom has a window to the rear aspect, carpeted flooring, exposed beams and a radiator.

## Bedroom Two

The second bedroom has fitted wardrobes to one side, carpeted flooring, window to the side aspect and a radiator.



## Externally

Outside the property boasts a great amount of space. To the front the property has a mature garden with shrubs and bushes. Double gates to the side the long shared driveway leads all the way to the bottom of the garden where you will find ample parking and a shed. There is a formal garden area which has been fenced off, lawns, mature trees and shrubs. Directly to the rear of the house is a small, raised decked area providing views over the gardens and beyond.

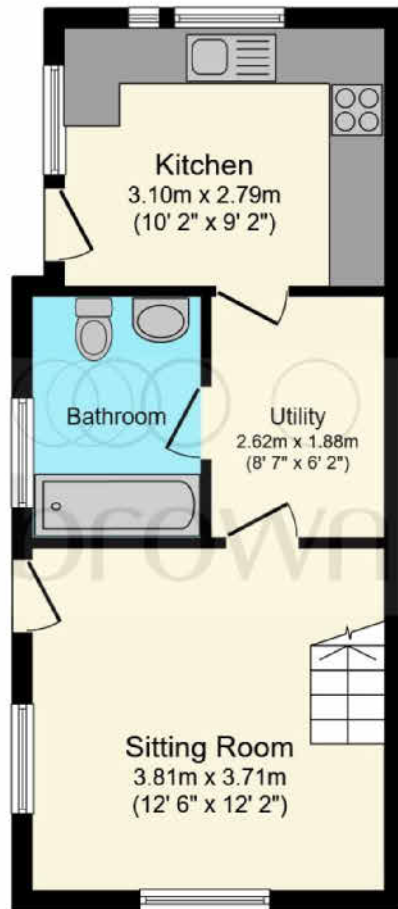
## Location

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. 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.

## Education

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.





**Ground Floor**



**First Floor**

Total floor area 59.0 m<sup>2</sup> (635 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## welcome to

Tring Road, Wendover, Buckinghamshire, HP22 6NY

This delightful Grade II Listed cottage is located close to the town centre and offers two double bedrooms, a bathroom and kitchen and the traditional sitting room with its exposed beams. This cottage gives you the perfect blend of both character and modern living and could be superb once renovated.

## £400,000

- Two Bedrooms
- Two Reception Rooms
- Bathroom and Kitchen
- NO ONWARD CHAIN

Tenure: Freehold

EPC Rating: E

**PORTFOLIO**  
from

  
**brown & merry**



To find out more information or to arrange a viewing call

## 01296 624444

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)  
Woollerton House, 7 High Street, Wendover, Aylesbury,  
Buckinghamshire HP22 6DU  
[brownandmerry.co.uk](http://brownandmerry.co.uk)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

