



Grenville Avenue,
Wendover, Buckinghamshire, HP22 6AG

TIM RUSS
& COMPANY



Grenville Avenue
Wendover
HP22 6AG

Rarely available – a spacious two bedroomed detached property with garage, driveway and secluded rear garden.

NO ONWARD CHAIN

£500,000 Freehold



The Property

Coming to the market for the first time since the property was built approximately 35 years ago, this well maintained property offers spacious accommodation and is being sold with the benefit of no onward chain. The accommodation comprises: entrance hall, cloakroom, double aspect sitting room with attractive fireplace housing a woodburning stove and double doors leading out to the garden, double aspect kitchen/dining room, two double bedrooms – one with a wash basin and vanity unit and a family bathroom.

Garage 16'11 x 7'11

Double doors to the front, courtesy door to the kitchen and also to the garden, light & power.

Outside

To the front of the property there is a gravel driveway which provides off street parking in addition to the garage with a gated side access leading to the rear. The garden to the rear is secluded with a paved patio, an area of lawn and a small timber summerhouse which is included in the sale.

Additional Information

Council Tax Band: E / EPC Rating: D

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 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.

Directions

From our Wendover office proceed down the high street to the mini roundabout and bear left along the Aylesbury road after the mile turn right into Grenville Avenue and the property can be found on the left

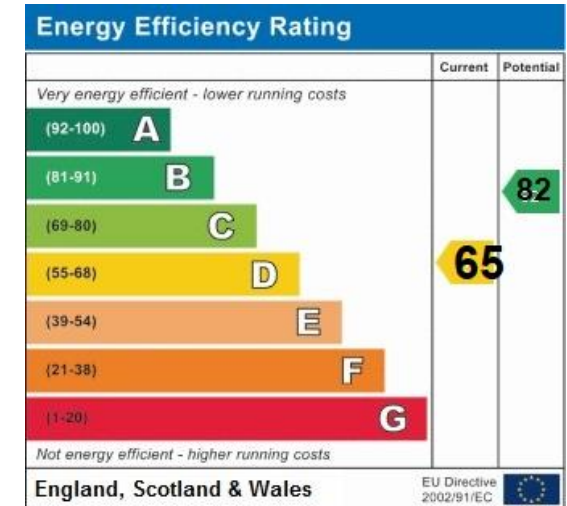
hand side as indicated by the For Sale sign.

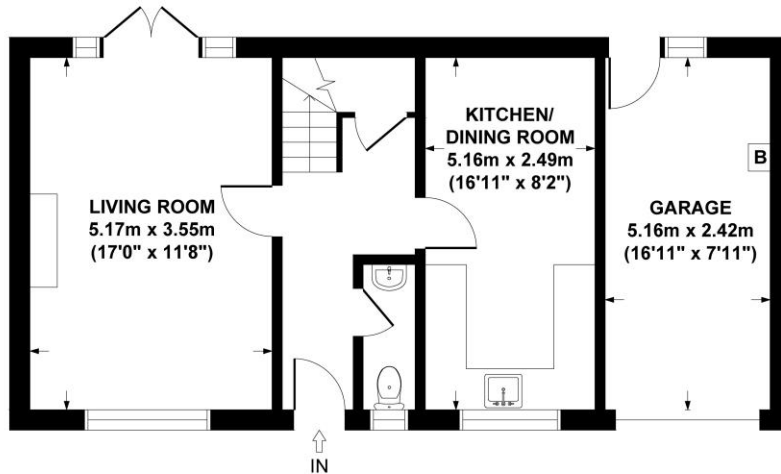
Viewings

Strictly by appointment only.

Mortgage

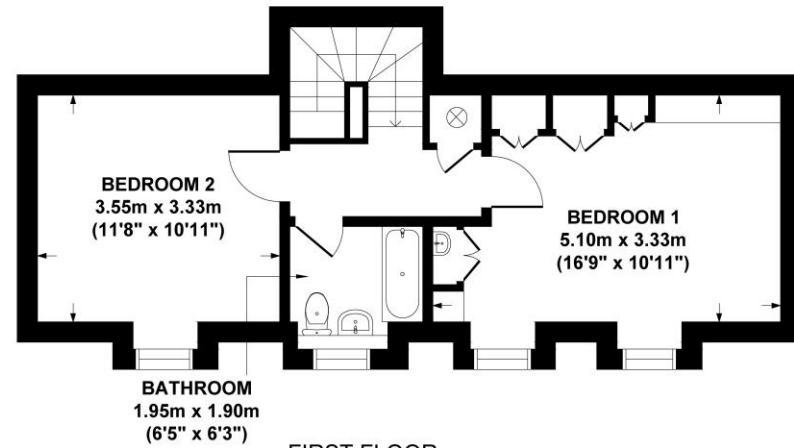
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 43 SQ M / 461 SQ FT

GARAGE
GROSS INTERNAL
FLOOR AREA 13 SQ M / 135 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 40 SQ M / 430 SQ FT

GRENVILLE AVENUE, WENDOVER, HP22 6AG
APPROX. GROSS INTERNAL FLOOR AREA 96 SQ M / 1026 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

4 Chiltern Court, Back Street, Wendover, Bucks HP22 6EP

T: 01296 621177

E: wendover@timruss.co.uk

www.timruss.co.uk

TIM RUSS
& COMPANY