

Grenville Avenue, Wendover, Buckinghamshire, HP22 6AG





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



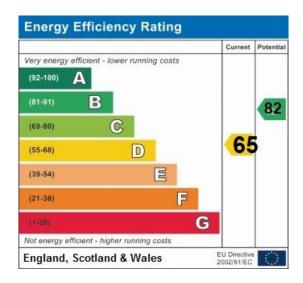
hand side as indicated by the For Sale sign.

Viewings

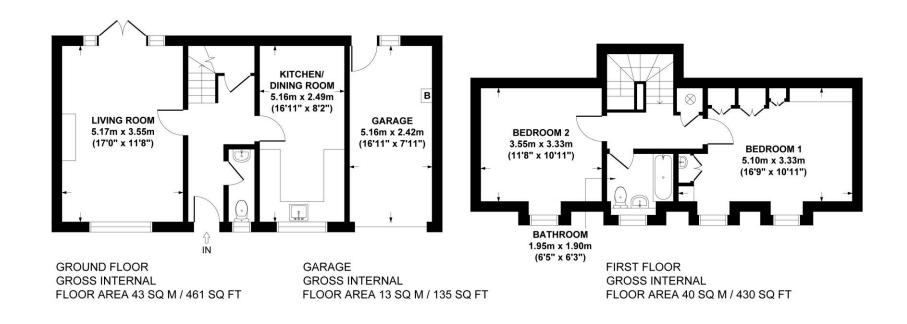
Strictly by appointment only.

Mortgage

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







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 for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.