



Liffre Drive, Wendover,
Buckinghamshire HP22 6LH

TIM RUSS
& COMPANY



Liffre Drive Wendover HP22 6LH

A well presented four bedroom detached family home with a good-sized garden, within easy reach of the local schools & village centre.

£765,000 Freehold



The Property

This well presented family home offers spacious accommodation with a good sized garden and there is ample scope to extend further if required, subject to the necessary planning consents.

The property is situated in a convenient location within easy access of the local amenities, schools and mainline station and the accommodation comprises the following: porch, entrance hall, cloakroom, double aspect living room opening into the dining room which again enjoys a double aspect with double doors leading out to the garden. To the ground floor there is also a study/family room, a utility room and a recently fitted kitchen with an excellent range of units and integrated appliances including induction hob, extractor, fridge/freezer, dishwasher, microwave, oven, washing machine, tumble dryer and Franke boiling water tap. To the first floor there are four bedroom in all (three doubles and a single), with an en-suite shower room to the main bedroom and a recently re-fitted family bathroom.

The property benefits from gas fired central heating (boiler replaced 3 years ago), double glazing and Karndean flooring to the ground floor.

Outside

To the rear of the property there is a paved patio

which leads on to a large area of lawn with well stocked flower and shrub borders and a timber shed. A gated side access leads to the front which has been attractively landscaped with a hedge to the front boundary and a driveway for at least two cars.

Garage 16'3 x 7'10

Light & power, for those with electric cars – there is an EV charging point, electric door to front, door to utility room.

Additional Information

Council Tax Band: G / EPC Rating: C

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, coffee shops, restaurants, health centre, dentists and library. There are many opportunities for

recreation close to the village including tennis, bowling, Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.

Directions

Proceed down Wendover High Street and at the mini roundabout bear left onto the Aylesbury Road. Proceed straight over the next mini roundabout and then take the fifth turning on the right hand side into Liffre Drive and then immediately right again, and the property is the first house on the left, as indicated by our 'For Sale' board.

Viewings

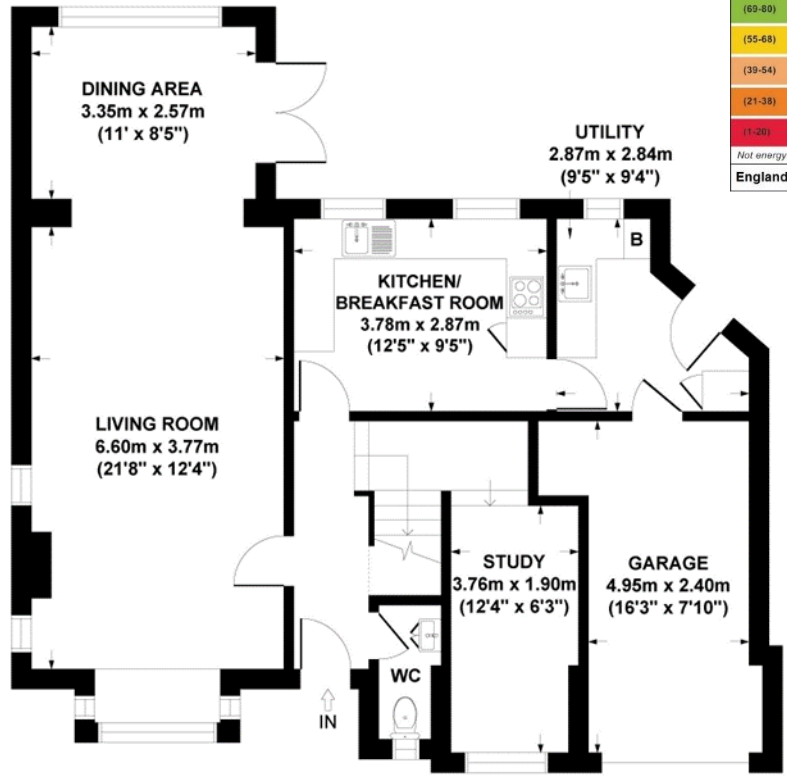
Strictly by appointment only.

Mortgage

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

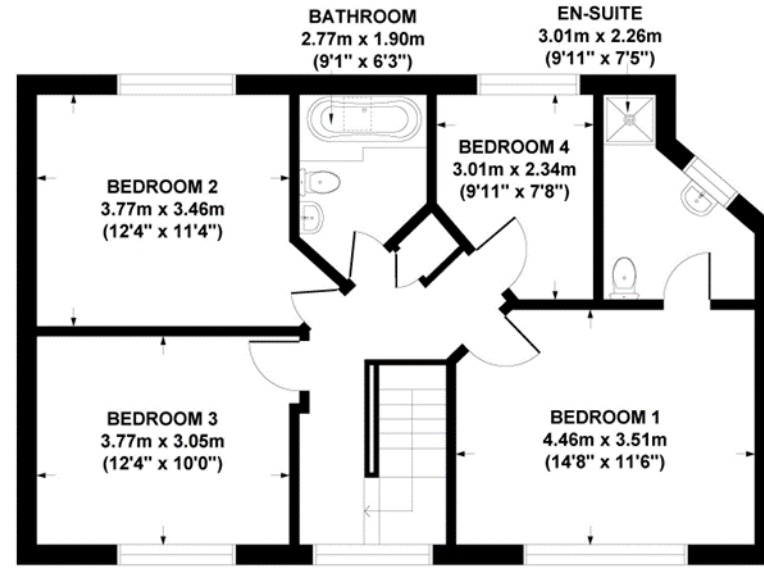


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 74 SQ M / 793 SQ FT

GARAGE
GROSS INTERNAL
FLOOR AREA 13 SQ M / 140 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 70 SQ M / 753 SQ FT

LIFFRE DRIVE, WENDOVER, HP22 6LH
APPROX. GROSS INTERNAL FLOOR AREA 157 SQ M / 1686 SQ FT
(INCLUDING GARAGE)

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



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