



Boddington Road, Wendover,  
Buckinghamshire, HP22 6HY

**TIM RUSS**  
& COMPANY





## Boddington Road Wendover HP22 6HY

Offering spacious accommodation  
having been extended to the rear with a  
large garden and stunning rear views  
over fields and Wendover Woods.

**£550,000 Freehold**





## The Property

A very well-presented family home with light and airy accommodation comprising: entrance hallway with guest cloakroom, a double aspect sitting room with double opening doors onto a patio, a log burning stove and access to the handy storage cupboard under the stairs. The kitchen/dining/family room has been extended from the original and has two sets of double opening doors onto the garden and a further door to the side path. The kitchen has an excellent range of units and worksurfaces, has an integrated oven, hob and extractor fan and space for a dishwasher and upright fridge freezer. There is a large utility cupboard which houses the boiler, washing machine and has plenty of additional space for coats and shoes. On the first floor there is the family bathroom fitted with a matching three-piece white suite, three good sized bedrooms each with built in or fitted wardrobes. Both bedroom one and two enjoy fantastic, uninterrupted views of open countryside and Wendover Woods

## Outside

There is a large driveway to the front of the property providing off street parking for three cars and a pathway leads to a side gate giving access to the rear garden and kitchen side door. The substantial rear

garden is mainly laid to lawn edged with mature shrubs. Abutting the property is a patio and to the bottom of the garden is a secondary entertaining space which overlooks the fabulous views. Also at the rear of the garden is a large storage shed and a vegetable patch.

## Additional Information

Council Tax Band: D / EPC Rating: C

## Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast 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 and also restaurants and coffee shops. 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 office in Wendover proceed down the High Street and turn right at the mini roundabout towards Tring. Take the second turning on the right-hand side, then turn right into Colet Road. Take the first turning on the right into Hampden Road, first left into Boddington Road and follow the road bearing to the right. The property is located on the left-hand side as indicated by our For Sale board.

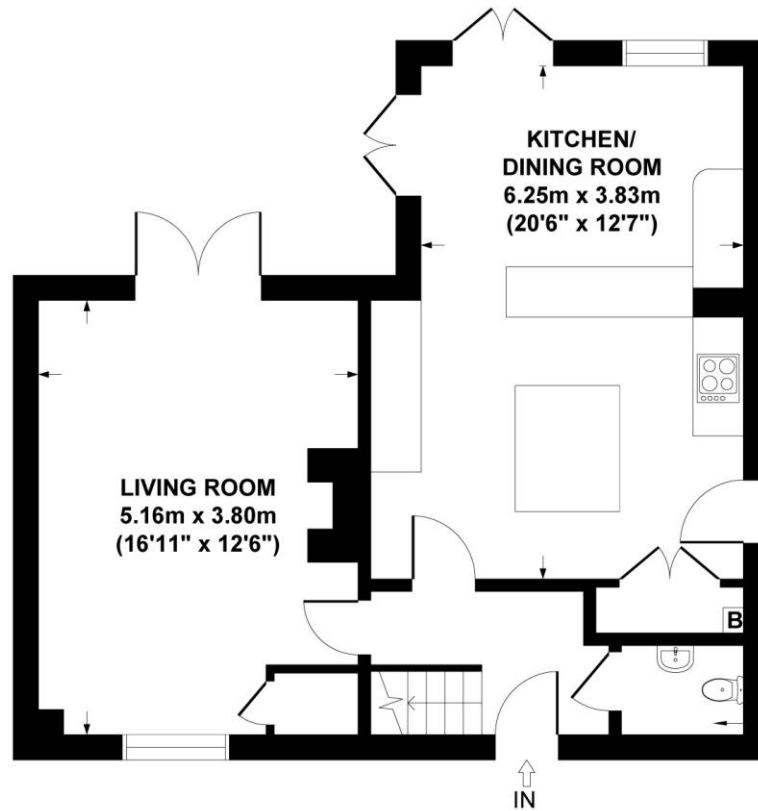
## Viewings

Strictly by appointment only.

## Mortgage

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

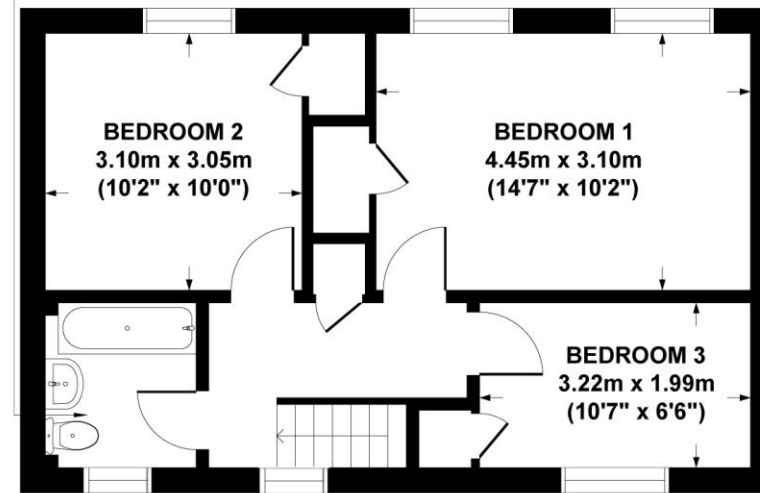




**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 54 SQ M / 580 SQ FT**

**WC**  
**1.45m x 1.06m**  
**(4'9" x 3'6")**

**BATHROOM**  
**1.96m x 1.79m**  
**(6'5" x 5'10")**



**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 43 SQ M / 465 SQ FT**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**BODDINGTON ROAD, WENDOVER, HP22 6HY**  
**APPROX. GROSS INTERNAL FLOOR AREA 97 SQ M / 1045 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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

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