



Bryants Acre, Wendover,  
Buckinghamshire, HP22 6LA

**TIM RUSS**  
& COMPANY



## Bryants Acre Wendover HP22 6LA

Situated in a popular location within easy access of the village centre, this detached family home with garage and driveway, is being sold with no upper chain and offers scope for improvement.

**Price Guide £550,000 Freehold**



## The Property

Bryants Acre is a popular location, situated within easy access of the village centre, local schools and mainline station. This particular property is situated towards the end of a quiet cul-de-sac and now requires modernisation. The accommodation comprises: porch, entrance hall, cloakroom, kitchen, living/dining room with a door leading out to the garden, three bedrooms and a family bathroom. The property is double glazed and has gas fired central heating – the boiler was replaced 12 years ago and was serviced in June 2023.

## Outside

To the front of the property the garden is laid to lawn with a mature hedge to the front boundary. There is a driveway to the side of the property which leads to the **Garage 16'11 x 8'1** with light and power. A gated side access leads to the rear where there is a paved patio immediately abutting the property with steps leading up to a raised area with mature trees and shrubs providing seclusion. there is a gate to the rear of the garden which leads directly onto the tow path of the Canal.

## Additional Information

Council Tax Band: F / 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 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. 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

At the bottom of Wendover High Street bear left along the Aylesbury Road, proceed straight over the mini roundabout and then take the second turning on

the left into Bryants Acre. Take the second spur off on the right hand side and the property can be found towards the bottom on the left hand side, as indicated by our 'For Sale' board.

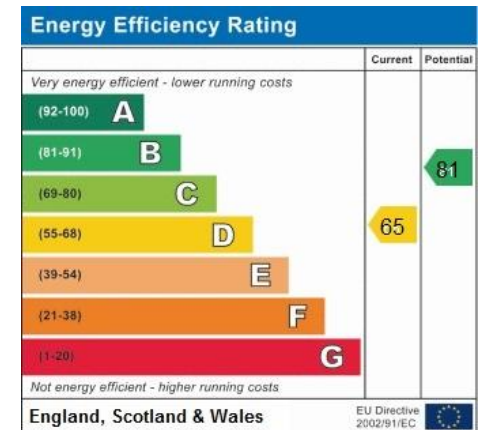
**Post code for SatNav: HP22 6LA**

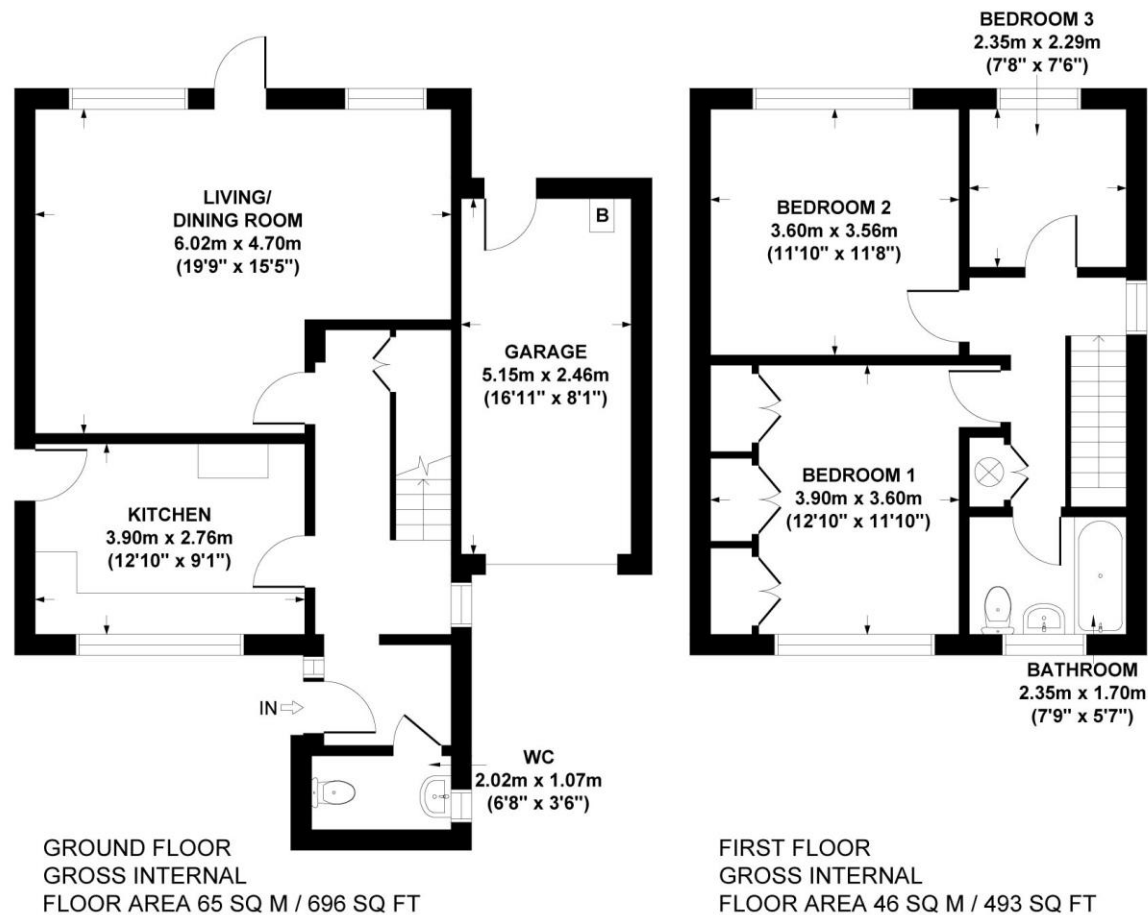
## Viewings

Strictly by appointment only.

## Mortgage

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





**BRYANTS ACRE, WENDOVER, HP22 6LA**  
**APPROX. GROSS INTERNAL FLOOR AREA 111 SQ M / 1189 SQ FT**  
**(INCLUDING GARAGE)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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

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