



6 Terrick Row, Nash Lee Road,  
Terrick, Buckinghamshire, HP17 0TG





Terrick Row  
Nash Lee Road  
Terrick, HP17 0TG

Superbly presented two bedroom  
cottage with the benefit of driveway  
parking for two cars and a superb  
Garden Room/Home Office.

**£360,000 Freehold**





## The Property

A delightful, terraced period cottage, being sold with no upper chain, boasting a host of character features including a charming inglenook fireplace housing a multi fuel stove and exposed beams. The accommodation comprises: an entrance porch with cloaks hanging and storage, sitting room with exposed wall and ceiling beams, a fitted kitchen with integrated oven, hob and dishwasher. Stairs lead from the kitchen to the first floor where there are two bedrooms both with built in storage cupboards and a re-fitted shower room. The cottage has full double glazing and gas fired central heating and is situated close to exceptional walking country close to Coombe Hill.

## Large Garden Room/Home Office

19'9 x 15'3. Fully insulated with heating, wi-fi connection and power and light. There is also a handy storage cupboard.

## Outside

There is an area leading from the kitchen door shared with neighboring homes. In this area there is a handy brick-built garden shed/store. Gated access then leads to the beautiful, good-sized garden which is enclosed with wood panel fencing.

The garden is mainly laid to lawn with a paved patio area ideal for a barbeque and garden furniture. A second gate leads to the private **driveway which provides off road parking for two cars.**

## Additional Information

Council Tax Band: D / EPC Rating: D

## Location

Terrick is situated at the foot of the Chiltern Hills within the AONB about two miles from Wendover and four miles from Princes Risborough with a bus route nearby linking it with Aylesbury and Prince Risborough. There are many opportunities for recreation close by including Wendover Woods, Coombe Hill and Ellesborough Golf Club. Nearby Wendover is an attractive town with a railway station which is 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 area for all ages and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School.

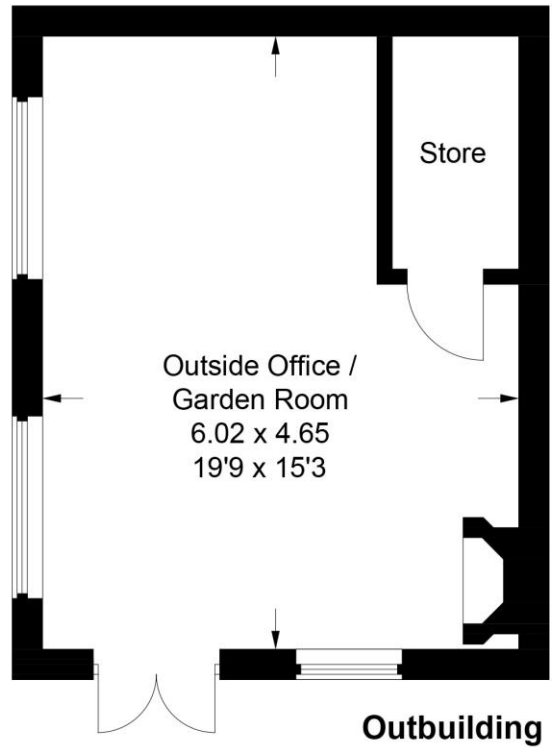
## Directions

From our office in Wendover proceed to the top of the High Street, proceeding straight over the mini roundabout. Follow this road through Ellesborough, passing the golf course on the right-hand side and at the Crossroads turn right into Chalkshire Road. At the end of the road turn right and the property can be found on the right hand side, as indicated by our 'For Sale' board.

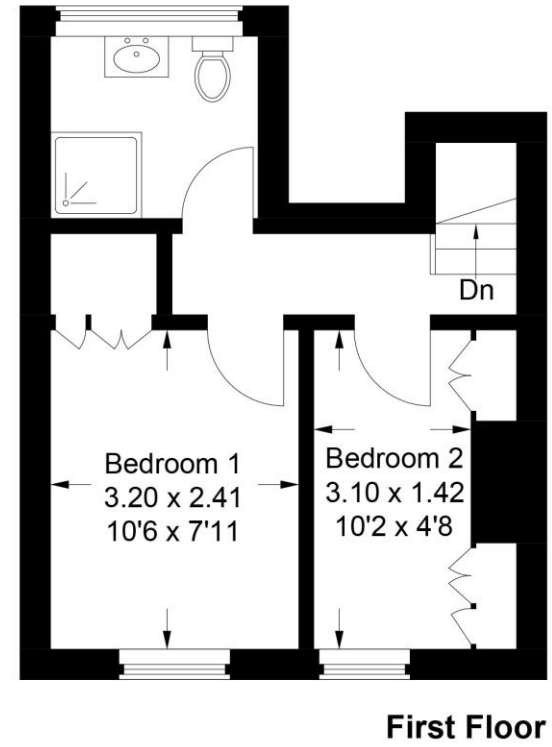
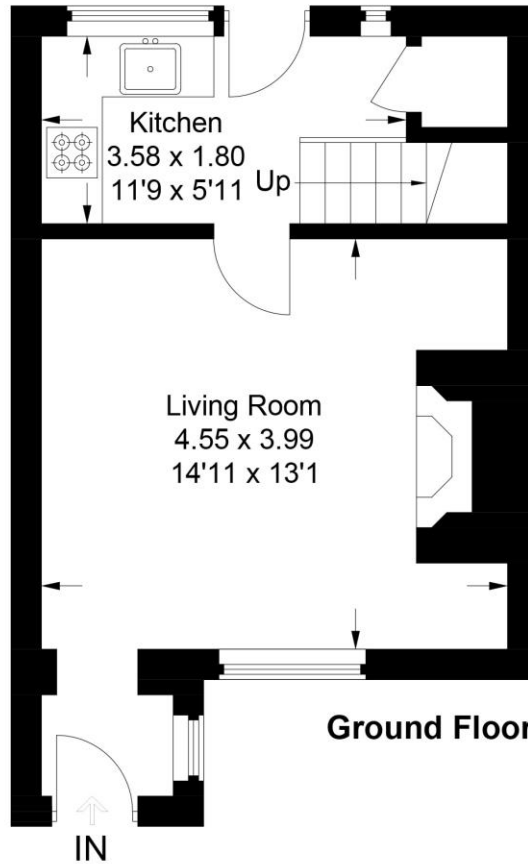
## Viewings

Strictly by appointment only.





(Not Shown In Actual  
Location / Orientation)



### Terrick Row

Approximate Gross Internal Area  
 Ground Floor = 29.3 sq m / 315 sq ft  
 First Floor = 22.9 sq m / 247 sq ft  
 Outbuilding = 27.8 sq m / 299 sq ft  
 Total = 80.0 sq m / 861 sq ft

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