



Tring Road, Wendover,
Buckinghamshire HP22 6NT

TIM RUSS
& COMPANY



Tring Road Wendover HP22 6NT

Semi-detached family home with 90' rear garden, conveniently located within a short walk of the village centre and local amenities.

£495,000 Freehold



The Property

This well presented semi-detached house is ideally situated for easy access to the village centre and local schools which makes it ideal for families, particularly with the superb 90' garden. The accommodation comprises: spacious entrance lobby with tiled floor and useful shelving unit, entrance hall, cloakroom/shower room, double aspect sitting/dining room with fireplace housing a woodburning stove and double doors to the rear, well fitted kitchen / breakfast room with ample base and wall mounted cupboards and integrated appliances including a dishwasher, washer/dryer, double oven, gas hob and extractor. To the first floor there is a well fitted family bathroom and three bedrooms in all - the master bedroom is fitted with a good range of wardrobe cupboards and overlooks the rear garden, the second bedroom is again a double room with built-in wardrobe cupboards and enjoys a rear aspect, and the third bedroom is currently used as a study.

Outside

To the front of the property there is a good sized block paved driveway providing off street parking for 2-3 cars with a **car charging point**. A gated side access leads to the rear garden which is a superb feature, enjoying a sunny southerly aspect,

extending to approx. 90' with a paved patio immediately abutting the property leading on to a large area of lawn with a further seating area to the rear & a timber garden shed which has light and power.

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 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 turn right

at the mini roundabout onto the Tring Road. Take the second turning on the right and the property can be found a short way on the right-hand side as indicated by our 'For Sale' board.

Post code for SatNav: HP22 6NT

Viewings

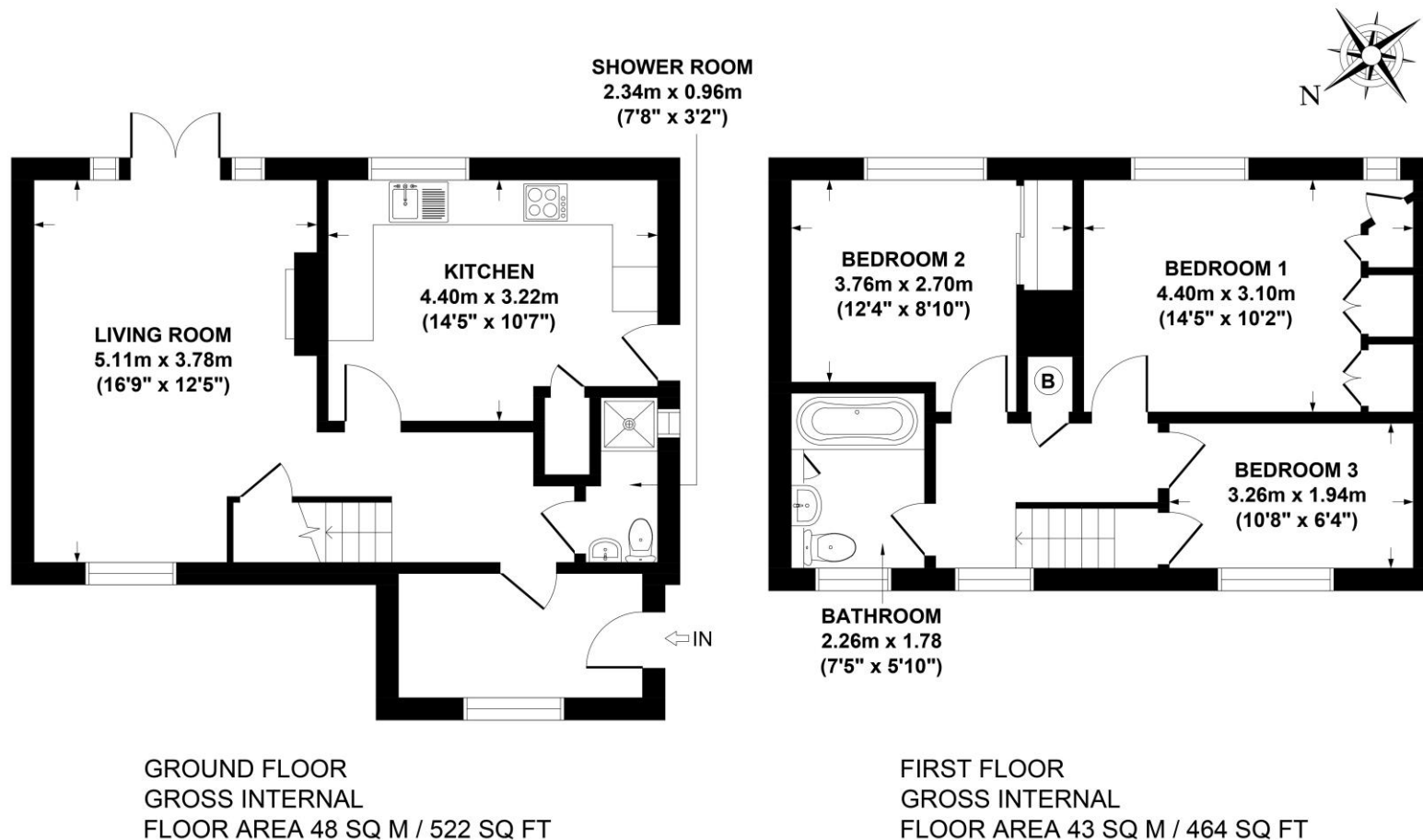
Strictly by appointment only.

Mortgage

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

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





TRING ROAD, WENDOVER, HP22 6NT
APPROX. GROSS INTERNAL FLOOR AREA 91 SQ M / 986 SQ FT

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