



Wendover Heights, Wendover,
Buckinghamshire HP22 6PH

TIM RUSS
& COMPANY



Wendover Heights Wendover HP22 6PH

A extremely well-presented three bedroom detached family home located within a short stroll of Wendover Woods.

£545,000 Freehold



The Property

Located within easy access of Wendover Woods and the High Street, this detached property offers light and airy, well presented accommodation which comprises: porch, entrance hall, sitting room offering a comfortable family space with a square bay front window flooding the room with natural light, well fitted kitchen/dining room with integrated double oven, extractor and hob with windows overlooking the garden, guest cloakroom, and a useful utility room with a door leading to the garage and a door out to the garden.. To the first floor are three good sized bedrooms, an en-suite shower room and a modern family bathroom.

Outside

The landscaped rear garden has been designed to enjoy and be low maintenance with a secluded paved seating area, a greenhouse and many well established shrubs. To the front of the property is a lawned area with flower and herbaceous borders. The property has a double driveway for 2-3 cars in addition to the **garage** and there is a gated side access to the rear garden.

Additional Information

Council Tax Band: E / EPC Rating: C



Location

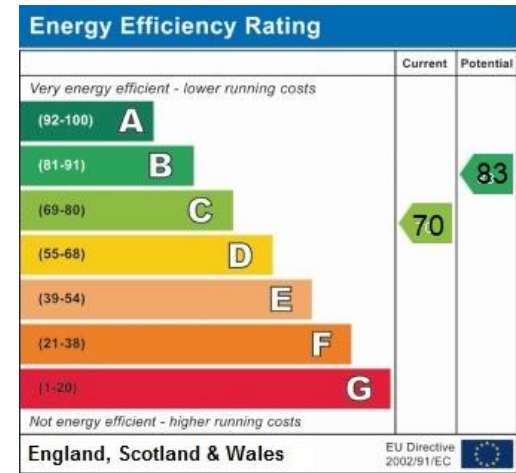
Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns 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.

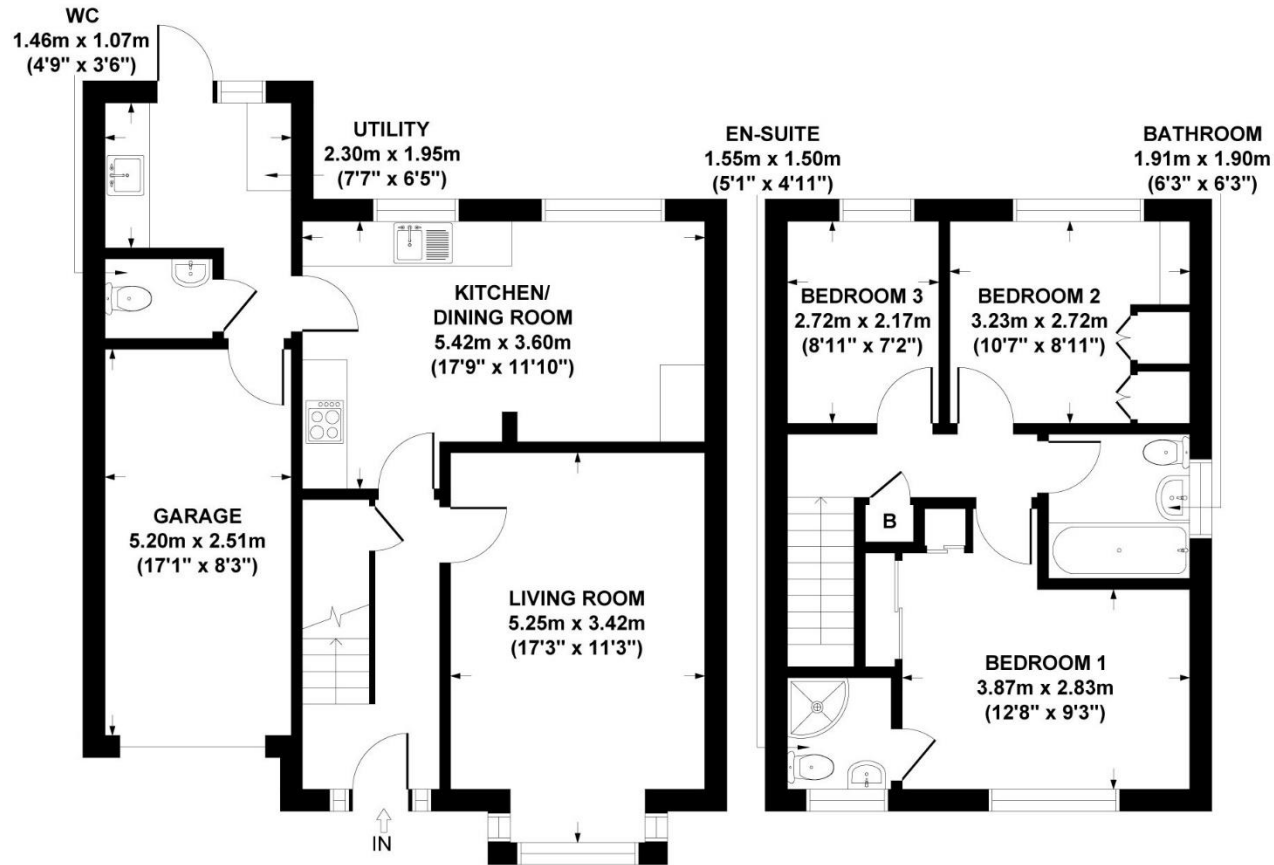
Directions

At the bottom of Wendover High Street turn right towards Tring and Halton. At the next roundabout turn right, follow this road round to the left and Wendover Heights is the second turning on the left. Bear right and the property will be found on the right as indicated by our 'For Sale board.

Viewings

Strictly by appointment only.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 65 SQ M / 702 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 41 SQ M / 446 SQ FT

WENDOVER HEIGHTS, WENDOVER, HP22 6PH
APPROX. GROSS INTERNAL FLOOR AREA 106 SQ M / 1148 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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