



Bryants Acre, Wendover,
Buckinghamshire HP22 6JZ

TIM RUSS
& COMPANY



**Bryants Acre
Wendover
HP22 6JZ**

Situated in a sought after location within a level walk of the local schools Wendover High Street, this well presented family home has been upgraded and well maintained by the current owners.

£545,000 Freehold



The Property

Since being purchased by the current owners five years ago, the property was completely refurbished to a very high standard in 2018/2019, to include: re-plastering to walls and ceilings, new combi boiler which has been serviced annually, five newly fitted double glazed windows (Radley), re-fitted kitchen (all appliances with energy rate A), re-fitted bathroom, new distribution board and spot lights.

The property must be viewed to be appreciated and the accommodation comprises: entrance hall with understairs storage, double aspect lounge / dining room with sliding patio door to the garden, nicely fitted kitchen with a good range of base and eye level white units allowing space for a fridge/freezer and washing machine. Integrated appliances include dishwasher, oven, induction hob and extractor. On the first floor are two double bedrooms – both with fitted wardrobe cupboards, a single bedroom and a re-fitted family bathroom with a white three piece suite.

Outside

To the front of the property is a good sized garden which is laid to lawn with well stocked borders and a driveway providing off street parking for several cars in addition to the garage. A path leads to the front

door and a side gate giving access to the rear. The enclosed rear garden has an area of lawn with a superb porcelain tiled patio abutting the property.

Garage 17'1 x 7'7

With light and power and access via an electronic roller door.

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, health centre, dentists and 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

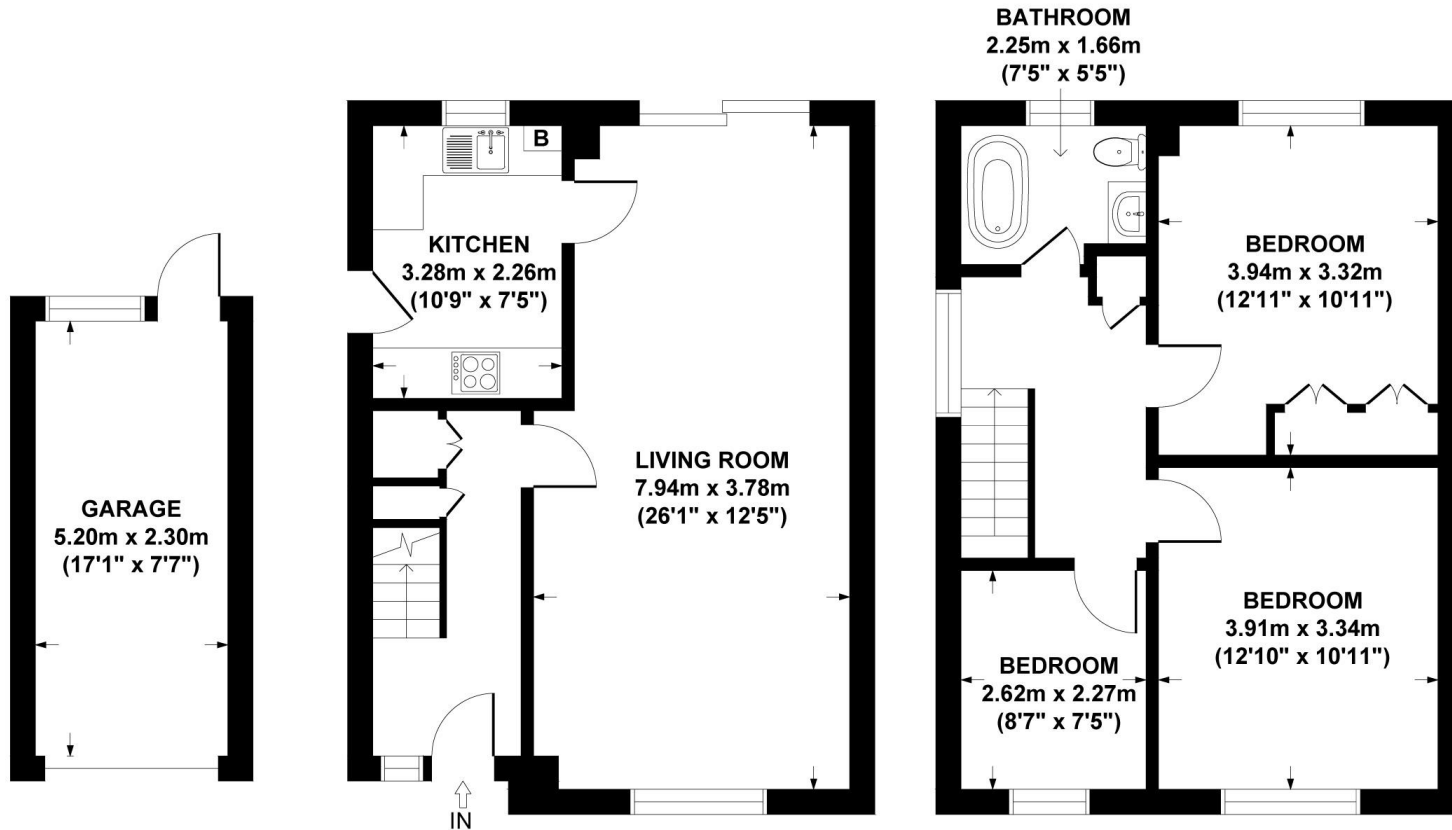
Proceed down Wendover High Street to the mini roundabout and bear left along the Aylesbury Road. Proceed straight over the next mini roundabout and take the third turning on the right into Bryants Acre. Take the first turning on the right hand side and the property can be found on the left as indicated by our For Sale board.

Viewings

Strictly by appointment only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





GARAGE
GROSS INTERNAL
FLOOR AREA 12 SQ M / 129 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 44 SQ M / 479 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 45 SQ M / 487 SQ FT

BRYANTS ACRE, WENDOVER, HP22 6JZ
APPROX. GROSS INTERNAL FLOOR AREA 101 SQ M / 1095 SQ FT
(INCLUDE GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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