



Chiltern Road, Wendover,  
Buckinghamshire, HP22 6DB

**TIM RUSS**  
& COMPANY





# Chiltern Road Bucks HP22 6DB

A spacious Victorian five bedroom semi-detached house within an easy level walk of the village centre, station and schools for all ages.

**£795,000**





## The Property

Rarely available, a Victorian three storey semi-detached house very conveniently situated within a level walk of the village centre, station and schools. The spacious accommodation comprises: to the first floor, entrance hall, sitting room with box bay window and log burner, family room / snug, cloakroom and kitchen/dining room. The kitchen area has an attractive vaulted ceiling and provides a good range of units, integrated fridge freezer, washer/dryer and dishwasher and the sale will also include the electric Aga. On the first floor is a spacious, dual aspect master bedroom which has an original fireplace and box bay window, the family shower room fitted with a white suite and two bedrooms. It is worth noting that one of these bedrooms can be used as a study or if required, could be converted into a good-sized family bathroom. Two further bedrooms can be found on the second floor.

## Outside

The paved frontage of the property leads to the front door and a side gate giving access to the rear garden. To the side of the property is a secluded patio area which enjoys the afternoon and evening sun, and the rear garden is laid to lawn with borders containing mature shrubs and trees. There is a good sized shed which is included in the sale. Whilst there

is no driveway for this property, the current owners have advised us that they have had no issues parking multiple cars close-by.

## Additional Information

Council Tax Band: E / EPC Rating: E

## Location

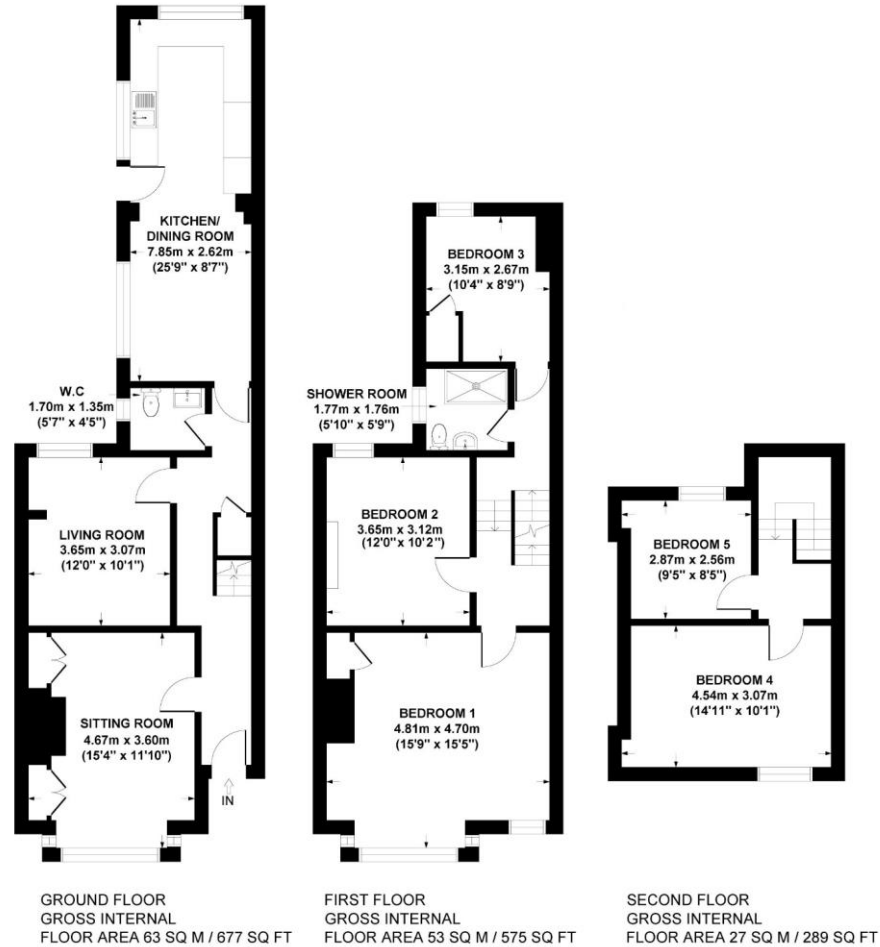
Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns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

## Viewings

Strictly by appointment only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			





**CHILTERN ROAD, WENDOVER, HP22 6DB**  
**APPROX. GROSS INTERNAL FLOOR AREA 143 SQ M / 1541 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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