



Aylesbury Road, Wendover  
Buckinghamshire, HP22 6JN

**TIM RUSS**  
& COMPANY



# Aylesbury Road Wendover HP22 6JN

An attractive two-bedroom Victorian cottage with off street parking to the rear, situated within a short walk of the village centre and mainline station offered with **No Onward Chain.**

**£415,000 Freehold**



## The Property

An attractive period cottage located within easy walking distance of all the village amenities. In brief the accommodation comprises: sitting / dining room with an open fireplace, L-shaped kitchen with a range of base and eye level units, integrated fridge and freezer and there is space for a washing machine and dishwasher. To the rear of the kitchen is the bathroom with WC, bath with shower over and basin with vanity unit. To the first floor there are two double bedrooms. The property benefits from gas central heating and double glazing.

## Outside

The front garden has been attractively landscaped with gravel for ease of maintenance and a pathway leading to the front door and giving side access to the rear. The secluded South-Westerly aspect rear garden provides a lawned area beyond a good-sized patio abutting the property which is ideal for outside entertaining. To the rear of the garden is a shed and a further gate which leads to a **double-parking bay** which is private and allocated to the property.

## Additional Information

Council Tax Band C / EPC Rating E

## Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast of the county town of Aylesbury. Road access to London could either be via the A413 and M40 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, Health Centre, Dentist, 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

From our Wendover Office proceed down the high street to the mini roundabout, bear left along the

Aylesbury Road and the cottage will be found on the left-hand side as indicated by our For Sale sign.

**Post code for SatNav: HP22 6JN**

## 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82  B
69-80	C		
55-68	D		
39-54	E	54  E	
21-38	F		
1-20	G		





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 42 SQ M / 449 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 26 SQ M / 275 SQ FT



**AYLESBURY ROAD, WENDOVER, HP22 6JN**  
**APPROX. GROSS INTERNAL FLOOR AREA 68 SQ M / 724 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

4 Chiltern Court, Back Street, Wendover, Bucks HP22 6EP

T: 01296 621177

E: wendover@timruss.co.uk

www.timruss.co.uk

**TIM RUSS**  
& COMPANY

Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.