



Nightingale Road, Wendover
Buckinghamshire, HP22 6JX

TIM RUSS
& COMPANY



Nightingale Road
Wendover
HP22 6JX

Built around 1911 a semi-detached three bedroom home located on this very popular road in the heart of Wendover.

£595,000 Freehold



The Property

Nightingale Road is located just off Perry Street in Wendover so makes the ideal location to access all of Wendover's amenities. This period semidetached has been very well maintained and improved by the current owners and has been extended to the rear to provide an additional family room/diner, a utility room and a guest cloakroom. The well-appointed kitchen has a host of built in units, a double oven, induction hob with extractor fan over and an integrated dishwasher. There is also the added benefit of underfloor heating to the kitchen and family room. The sitting room has built in cabinetry and fireplace with a multi fuel burning stove. To the first floor are three good size bedrooms, all full of natural light. The family bathroom is fitted with a matching three-piece white suite with a Aqualisa digital downpour shower head as well as a handheld shower.

Outside

The home enjoys both front and rear gardens. The front has a low brick wall to two sides and benefits from a side pathway for access to the rear garden. The southerly rear garden has wood panel fencing and is the ideal garden for kids to play or just to relax and entertain. There is a good size patio area which

can be accessed from the family room and leading of the patio is the lawned garden. To the rear of the garden is a timber garden shed.

Additional Information

Council Tax Band: D / EPC Rating: D

Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east 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 providing access 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, Dentists, 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

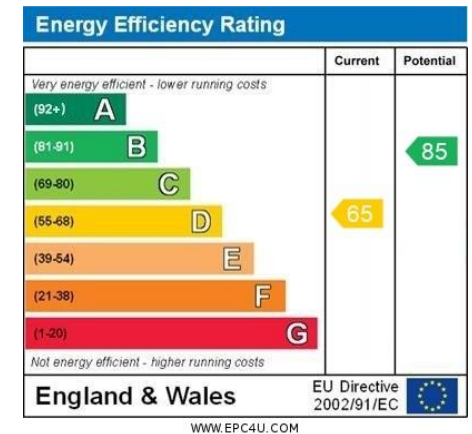
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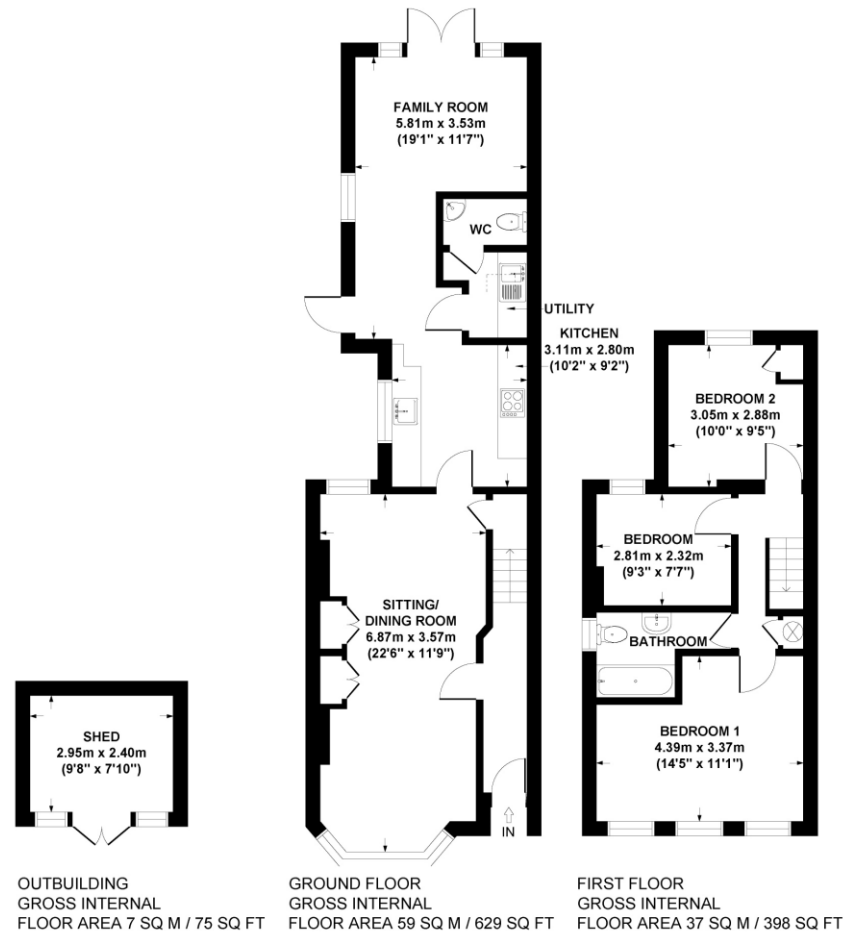
Viewings

Strictly by appointment only.

Mortgage

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





NIGHTINGALE ROAD, WENDOVER, HP22 6JX
APPROX. GROSS INTERNAL FLOOR AREA 103 SQ M / 1102 SQ FT (INCLUDING OUTBUILDING)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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