



The Cedars, Wendover - HP22 6LW  
£575,000





## The Cedars

Wendover, Aylesbury

- Southerly Facing Garden
- Entrance Hall, Cloakroom
- Living/Dining Room
- Large Conservatory
- Fitted Kitchen
- Bathroom & Separate WC

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, 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.





# The Cedars

## Wendover, Aylesbury

An extremely well maintained semi-detached family home situated in a sought after cul-de-sac within easy access of the village centre, local schools & mainline station.

This well presented family home is situated in a superb location and must be viewed to be appreciated. The accommodation comprises: spacious entrance hall, cloakroom, living/dining room with a feature fireplace housing a gas fire, large conservatory with double doors leading out to the garden and a well fitted kitchen with a built-in larder cupboard and an integrated double oven, hob, extractor and slimline dishwasher. To the first floor there are three bedrooms – all with fitted cupboards, a family bathroom and a separate WC. The property benefits from double glazing and gas fired central heating with a new boiler fitted in 2022.

**Outside-** To the front and side of the property there is a large block paved driveway providing ample off street parking in addition to the good sized garage with an electrical point to the front and a well-stocked flower border. A gated access leads to the lovely secluded rear garden which enjoys a sunny southerly aspect. The garden has been attractively landscaped with a lovely feature seating area, a good area of lawn & well stocked flower and herbaceous borders. There is a large greenhouse and a personal door to the garage.

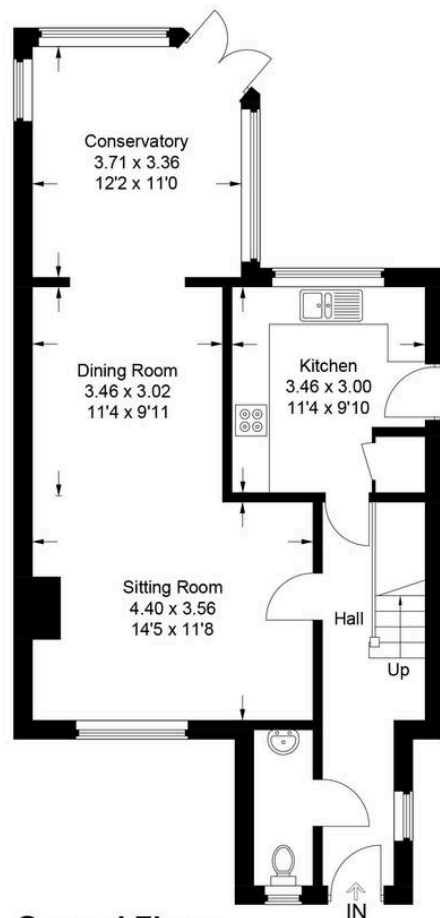
**Large Garage 20' x 10'** Light & power, double glazing, up & over door, personal door. Could be converted into a good sized gym or home office if required.

Council Tax band: E

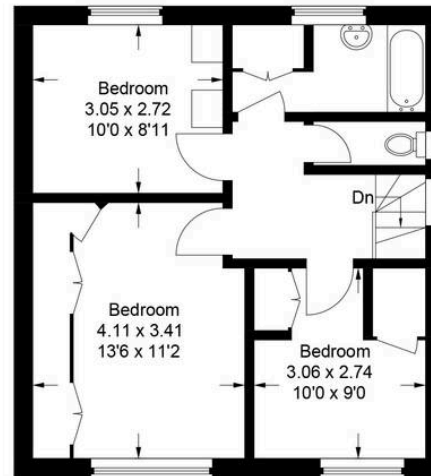
EPC Energy Efficiency Rating: C







**Ground Floor**



**First Floor**

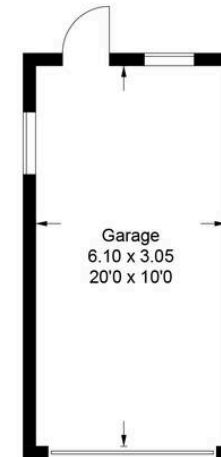
## **The Cedars**

Approximate Gross Internal Area

105.0 sq m / 1130.7 sq ft

Garage = 18.6 sq m / 200 sq ft

Total = 123.6 sq m / 1330.7 sq ft



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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# **Tim Russ and Company**

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