



Aylesbury Road, Wendover - HP22 6AA

Offers in Region of £595,000

 **TIM RUSS**
& Company



Aylesbury Road

Wendover, Aylesbury

- Rothschild Cottage
- Southerly Rear Garden
- Two Reception Rooms
- Ground Floor Shower Room
- Parking to the Front for Several Cars
- Possibility of Extending to Side/Rear STPP

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast 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.



Aylesbury Road

Wendover, Aylesbury

A charming Three bedroom 'Rothschild' cottage offered to the market for the first time in a number of years, being sold with no onward chain.

A rare opportunity to purchase a 'Rothschild' cottage in Wendover, offering scope to extend and improve, subject to the necessary planning consents. The property benefits from gas fired central heating and double glazing and the accommodation comprises: entrance lobby, lovely sitting room with fireplace housing a woodburning stove, dining room, kitchen, utility room with a door leading out to the garden and a door leading to the shower room. To the first floor there are three good sized bedrooms.

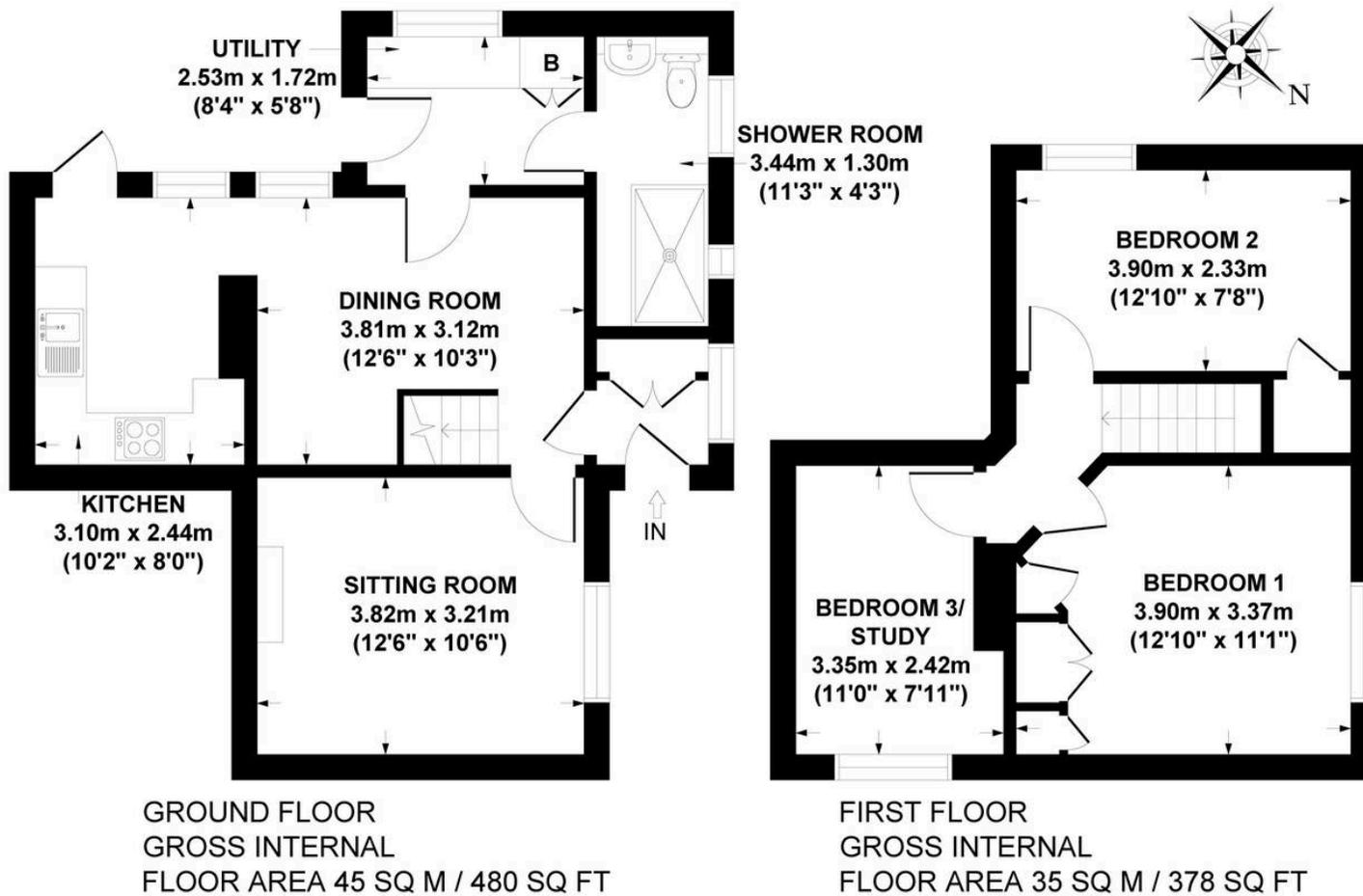
Council Tax band: E

Tenure: Freehold - Please note that this property does have a Flying Freehold over a portion of the property.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





AYLESBURY ROAD, WENDOVER, HP22 6AA
APPROX. GROSS INTERNAL FLOOR AREA 80 SQ M / 858 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Tim Russ and Company

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

