



Gables Close, Wendover - HP22 6NH  
£700,000





## Gables Close

### Wendover

- Within a short walk of the Village Centre
- Double Aspect Sitting Room with gas fire
- Good Sized Dining Room with door leading out to the garden
- Kitchen/Breakfast Room with door leading to the Garden Room
- Study / Bedroom Four
- Three Further Bedrooms
- En-Suite Shower Room + Family Bathroom
- Double Garage with Driveway
- Secluded Gardens

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station 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 center, dentists, library, coffee shops and restaurants. There are schools in the village for all ages and the renowned Grammar school and High schools are in Aylesbury, together with 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.





# Gables Close

Wendover

Boasting a prime position within a short stroll of the vibrant Village Centre, this three/four-bedroom detached bungalow offers a rare opportunity for those seeking a comfortable abode within easy reach of local amenities. The property is offered with the added benefit of no onward chain, ensuring a stress-free transition for prospective buyers.

**This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.**

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.**

Council Tax band: F

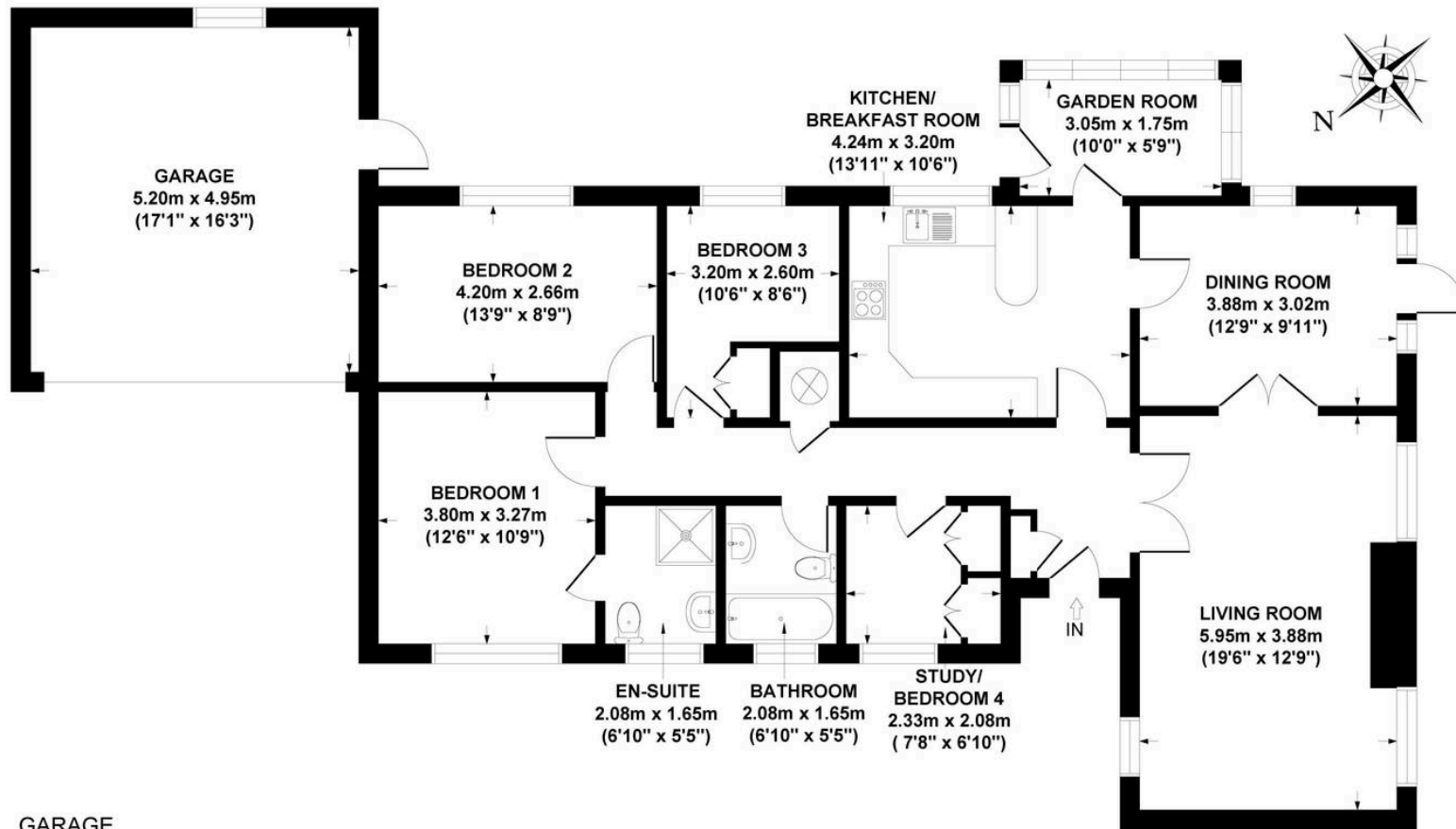
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







GARAGE  
GROSS INTERNAL  
FLOOR AREA 26 SQ M / 277 SQ FT

GROSS INTERNAL  
FLOOR AREA 115 SQ M / 1238 SQ FT

**GABLES CLOSE, WENDOVER, HP22 6NH**  
**APPROX. GROSS INTERNAL FLOOR AREA 141 SQ M / 1515 SQ FT**  
**(INCLUDING GARAGE)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

# Tim Russ and Company

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