



1b Nightingale Road, Wendover - HP22 6JX  
£600,000





## 1b Nightingale Road

### Wendover

- Easy access to High Street & Mainline Station
- 15'11 study/playroom, cloakroom
- Spacious double aspect sitting room
- Kitchen/Dining Room with doors leading out to the garden
- Four Bedrooms
- Family Bathroom
- Secluded Garden

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 and is the winner of Best Kept Town. 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.

# Nightingale Road

Wendover

Nestled in a sought-after location, this inviting family home offers the perfect combination of modern living and convenience. Boasting easy access to the vibrant High Street and the mainline station, this property is a sanctuary for those seeking a balanced lifestyle. The ground floor comprises a cloakroom, a versatile 15'11 study/playroom and a spacious double aspect sitting room flooded with natural light. The heart of the home is the kitchen/dining room, featuring doors that seamlessly extend the living space into the private garden. Upstairs, four well-appointed bedrooms and a family bathroom provide ample accommodation for a growing family. Outside, the property benefits from driveway parking and a secluded garden, offering a tranquil retreat for relaxation and outdoor entertaining. This residence is a rare find, combining modern amenities with a peaceful setting, making it a must-see for discerning buyers seeking a harmonious living experience.

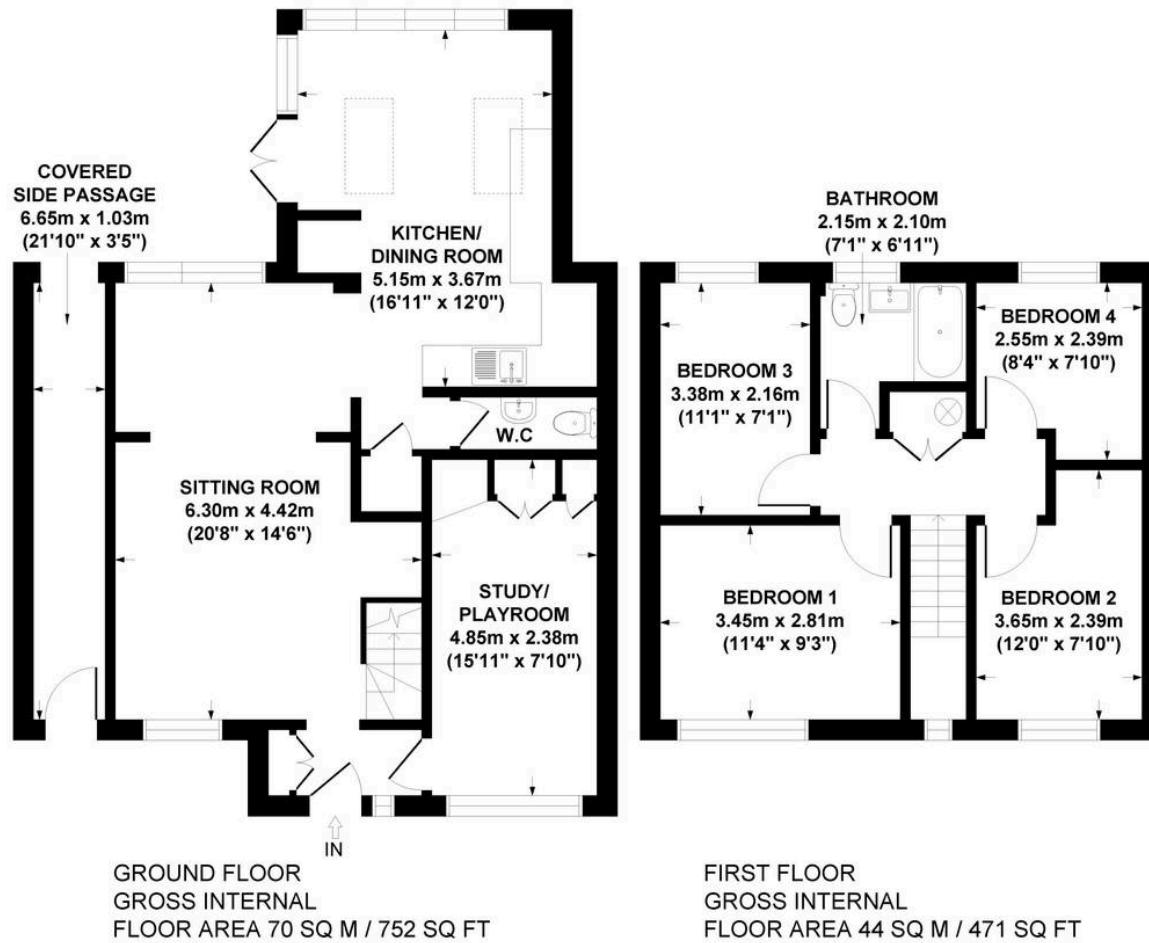
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





NIGHTINGALE ROAD, WENDOVER, HP22 6JX  
APPROX. GROSS INTERNAL FLOOR AREA 114 SQ M / 1223 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

**Tim Russ and Company**

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