



Whittingham Avenue, Wendover - HP22 5GU  
£225,000

**TIM RUSS**  
& Company





## Whittingham Avenue

### Wendover

- Coach House Apartment
- First Floor
- One Double Bedroom
- Juliet Balcony
- Parking via a Covered Carport
- Open Plan Living Space
- Fitted Kitchen with Built in Appliances
- Long Lease of 142 years
- Close to Wendover Woods

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 and 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.





# Whittingham Avenue

## Wendover

This elegant first-floor coach house apartment offers a perfect blend of comfort and style. Stepping into the foyer, you are welcomed by an inviting open-plan living space that creates a seamless flow throughout the residence. The property features a generously sized double bedroom, providing a tranquil haven for rest and relaxation. The modern fitted kitchen is a culinary enthusiast's dream, complete with a range of built-in appliances. A covered carport ensures convenient parking, offering both security and protection from the elements. Additionally, there is a private, secure storage area located behind the property—ideal for bikes and outdoor equipment.

Situated just a short, convenient walk from the amenities of Wendover High Street and the mainline station, this property combines peaceful village living with excellent connectivity. Residents will also enjoy the proximity to Wendover Woods, offering a tranquil escape into nature just moments away.

One notable advantage is the exceptionally long lease of 142 years, providing security and peace of mind for the future.

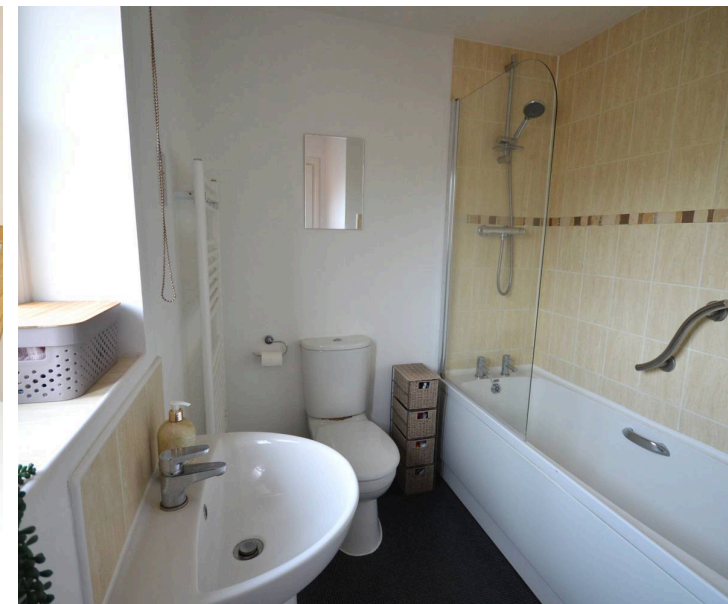
Whether you are seeking a serene retreat away from the hustle and bustle of city life or a stylish home with modern conveniences, this one-bedroom maisonette is sure to captivate. Its thoughtful design, charm, and practical amenities make it an ideal choice for individuals or couples looking for comfortable and contemporary living.

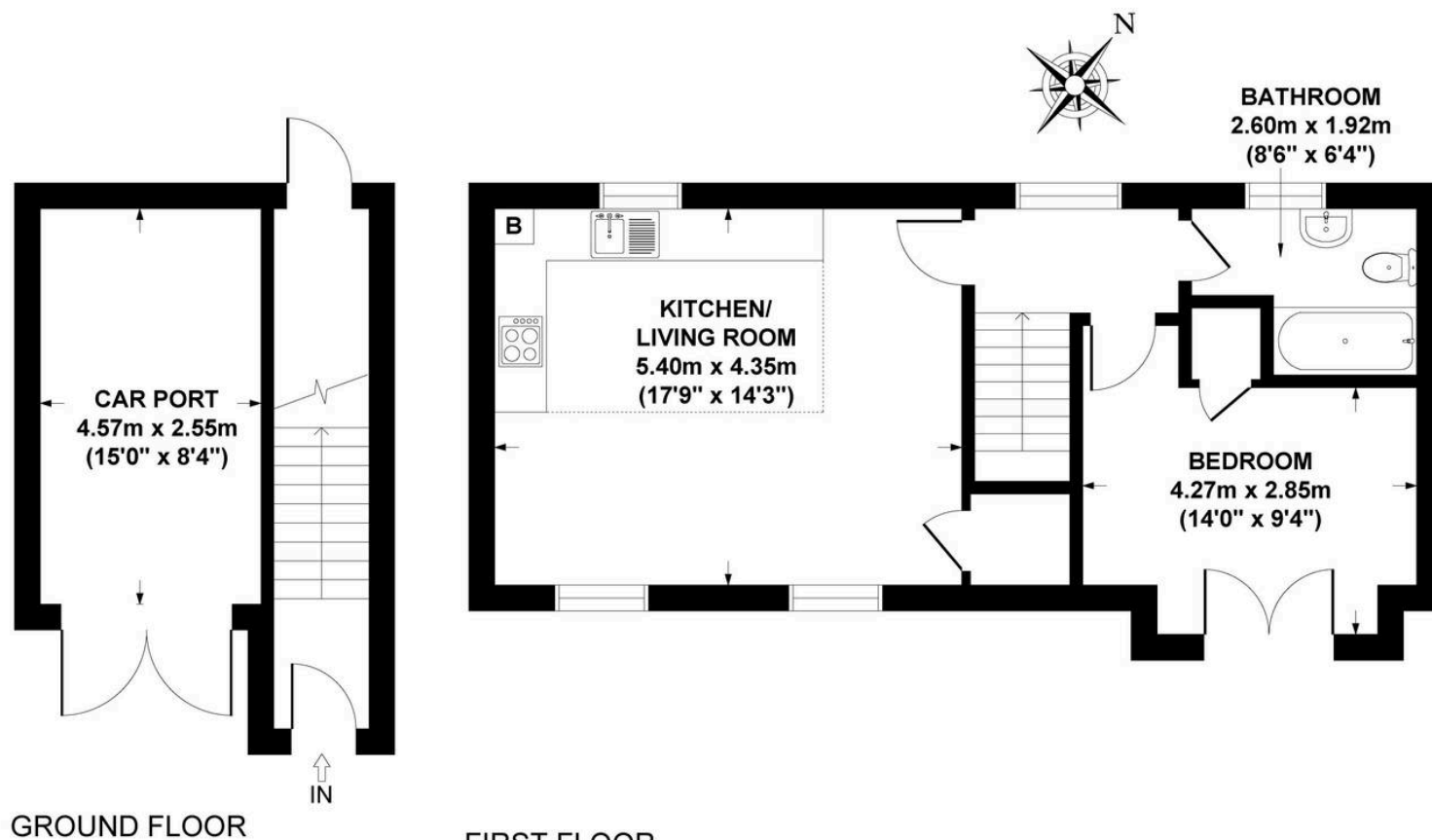
**Contact us today to arrange a viewing and experience all this remarkable property has to offer. Welcome home—to a place where modern living meets tranquillity and convenience.**

Council Tax band: B

Tenure: Leasehold - Ground Rent £195pa Service Charge £695.93pa

EPC Energy Efficiency Rating: C





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 48 SQ M / 517 SQ FT

**44 WHITTINGHAM AVENUE, WENDOVER, HP22 5GU**  
**APPROX. GROSS INTERNAL FLOOR AREA 48 SQ M / 517 SQ FT**  
**(EXCLUDING CARPORT)**  
FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## Tim Russ and Company

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

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