



Jeannie Arm Road, Wendover,
Buckinghamshire, HP22 5GP

TIM RUSS
& COMPANY



Jeannie Arm Road
Wendover
HP22 5GP

Deceptively spacious three bedroom
property with large kitchen/dining/
family room and pleasant outlook to
the rear over Wendover Woods.

£460,000



The Property

Regarded as one of the best layouts and locations in this development. Offered with No Onward Chain and presented in excellent decorative order throughout. The accommodation comprises – entrance hall, guest cloakroom, and sitting room. The kitchen/family room provides ample space for a dining table and additional sofa seating, there is direct access to the garden via double opening doors. The glass roof provides a flood of natural light and is fitted with remote controlled blinds. The kitchen area is fitted with a variety of storage units, has an integrated dishwasher, washing machine, fridge and separate freezer, four ring gas hob and double oven. To the first floor are three good sized bedrooms, bedroom three is currently used as a home office. The principal bedroom has an en-suite shower and the family bathroom is fitted with a three piece suite.

Outside

The southerly facing rear garden has been attractively landscaped to be maintenance free. One of the main attractions of this row of houses is the ease of access to Wendover Woods at the rear. There is a convenient pedestrian gate at the rear of the garden where additional visitor parking is also

located. The garden offers a number of options for outside entertaining and seating areas. There is a good size garden store with the added benefit of power and light. The garden also has an outside water supply and lighting. To the front of the home there are TWO allocated parking bays so for those needing to connect a charging point for an EV car this can easily be done.

Additional Information

Council Tax Band: D - EPC Rating: C
Freehold – The vendor has advised that there is no service/maintenance charge payable.

Location

Wendover is a most attractive thriving town 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.

Directions

From our office in Wendover, proceed to the bottom of the High Street and at the mini roundabout bear right towards Tring. Proceed straight over the mini roundabout, at the next roundabout turn right and left at the following mini roundabout into Wood Lane. Follow the road, passing the play area on the right, turn immediately right into Whittingham Avenue and left into Jeannie Arm Road. At the end of the road turn right and the property can be found on the left hand side

Viewings

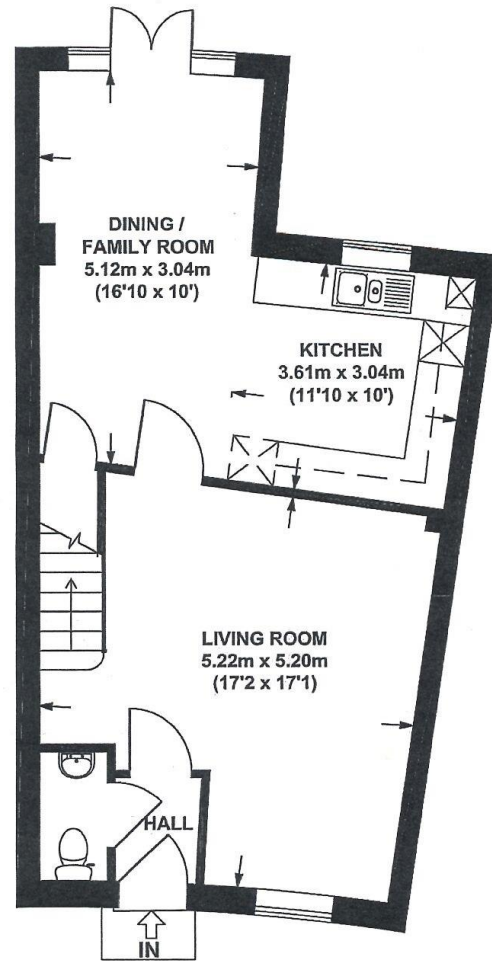
Strictly by appointment only.

Mortgage

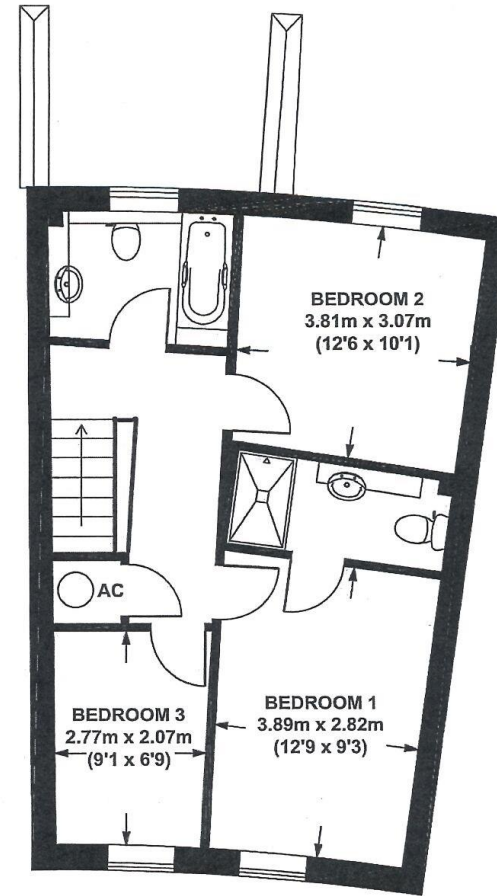
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 48 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 42 SQ M

JEANNIE ARM ROAD, WENDOVER
APPROX. GROSS INTERNAL FLOOR AREA 90 SQ M / 969 SQ FT
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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