



Cruickshank Drive, Wendover
£440,000

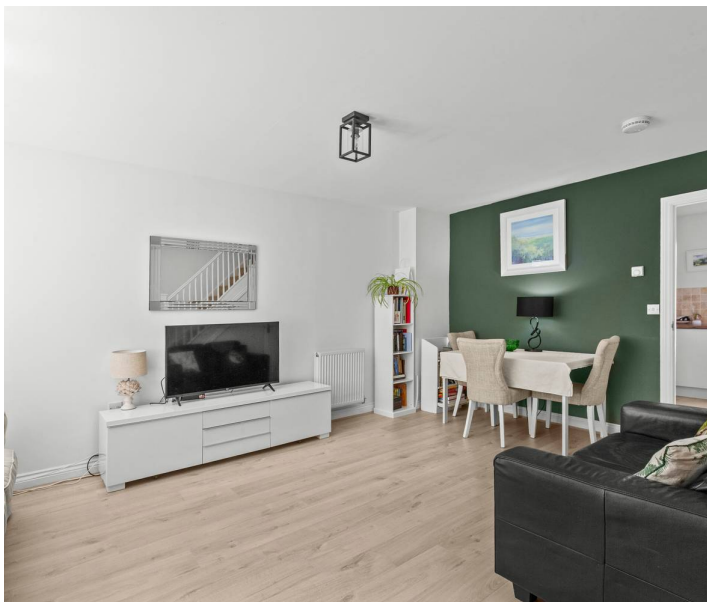
 **TIM RUSS**
& Company



- Well-presented three bedroom terraced of three homes situated in a popular residential setting in Wendover
- Modern fitted kitchen with ample worktop space and practical storage solutions
- Private rear garden providing an excellent space for outdoor dining and summer enjoyment
- Within easy reach of Wendover's highly regarded schools, village amenities and beautiful countryside walks
- Excellent transport links, including Wendover station with direct rail services into London Marylebone
- Contemporary family bathroom finished to a tasteful standard
- Allocated parking, providing convenient off-road parking for residents
- Principal bedroom complete with en-suite shower room

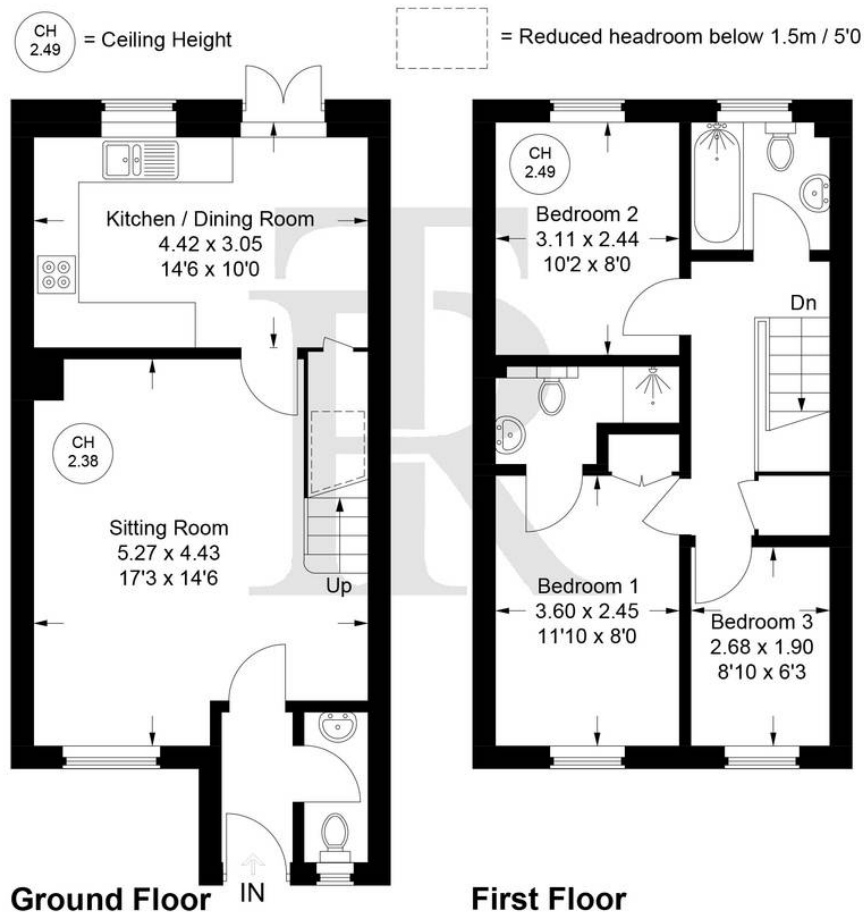
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- Council Tax band: D
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: C

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



This well-presented three bedroom terraced home is set in a quiet and highly sought-after residential setting in Wendover, offering a superb blend of modern living, village convenience, and access to beautiful surrounding countryside. Ideally positioned within walking distance of Wendover village, local schools, and within catchment for the highly regarded Aylesbury Grammar Schools, the property is also perfectly placed for commuters, with Wendover Station providing direct rail services into London Marylebone. Stepping inside, you are welcomed by a spacious living room, ideal for both relaxed family living and entertaining guests. The modern fitted kitchen offers generous worktop space and practical storage, while a useful under stairs cupboard and downstairs cloakroom further enhance the convenience of the ground floor accommodation. Upstairs, three well-proportioned bedrooms provide versatile space for growing families, downsizers, or those needing a home office. The principal bedroom benefits from a double built-in wardrobe and private en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. A fully boarded loft with lighting and ladder access provides substantial additional storage. A standout feature is the enviable woodland setting, with direct access to pathways leading into Wendover Woods, ideal for family walks, dog walking, nature lovers, and outdoor pursuits. Frequent sightings of red kites and buzzards overhead, alongside the sounds of firecrests and owls locally, add to the charm and tranquillity of this unique location. Externally, the property enjoys a private, quiet, and secure garden, thoughtfully arranged with a patio area for al fresco dining, raised decking ideal for entertaining, and an easily maintained lawn space. Enclosed fencing enhances privacy, while side access adds practicality for bikes, bins, and gardening equipment. Further benefits include allocated off-road parking. Combining versatile accommodation, excellent storage, attractive outdoor space, exceptional schooling options, commuter-friendly transport links, and outstanding access to Wendover's woodland surroundings, this is a superb home perfectly suited to modern family life in one of the area's most desirable locations.





Cruickshank Drive, HP22 5

Approximate Gross Internal Area
 Ground Floor = 40.2 sq m / 433 sq ft
 First Floor = 36.9 sq m / 397 sq ft
 Total = 77.1 sq m / 830 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.