



Tring Road, Wendover
£525,000

 **TIM RUSS**
& Company

- Generously Proportioned & Versatile Accommodation
 - Bright & Welcoming Entrance Porch Creating an Inviting First Impression
 - Attractive Three Bedroom Semi-Detached Family Home
 - Well-Appointed Family Bathroom & Downstairs Shower Room
 - Ample Driveway Parking Providing Space for Multiple Vehicles
 - Generous Private Rear Garden Offering Excellent Outdoor Space
 - Excellent Commuter Connections from Wendover Station to London Marylebone
 - Convenient Access to Wendover Village & Local Amenities
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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.

EPC: C
Council Tax Band: D





This attractive three bedroom semi-detached family home offers generously proportioned and versatile accommodation, making it an ideal choice for growing families or those seeking a comfortable and adaptable living space. The property welcomes you with a bright entrance porch, creating an inviting first impression that sets the tone for the rest of the house. The spacious living and dining room provides an excellent setting for relaxing and entertaining, enhanced by a feature wood burner and ample natural light which creates a warm and welcoming atmosphere. The well-appointed family bathroom and additional downstairs shower room offer convenience for busy households. Each of the three bedrooms is comfortable and well-sized, providing flexible options for family, guests or home working. The property has benefited from multiple thoughtful adjustments and improvements, both internally and externally, undertaken by the current owners, while still offering scope for a new owner to modernise and personalise further according to their own tastes and requirements. The property also benefits from an EV charging point and ample driveway parking for multiple vehicles. With convenient access to Wendover village, local amenities and excellent commuter links from Wendover Station to London Marylebone, this home is perfectly situated for both everyday living and commuting.

The generous private rear garden offers excellent outdoor space, ideal for children to play, gardening enthusiasts or those who enjoy alfresco dining and entertaining in the warmer months. The garden is mainly laid to lawn, bordered by trees and fencing, providing a high degree of privacy and seclusion. There is also scope to further enhance the outdoor area, whether by creating additional seating areas, installing a summerhouse or developing a landscaped retreat, subject to the necessary consents. The ample driveway at the front of the property provides off-road parking for multiple vehicles, ensuring convenience for residents and visitors alike. The location offers excellent access to the beautiful Wendover Woods and stunning Chiltern countryside, perfect for weekend walks, cycling and outdoor activities. This property combines generous outside space, useful improvements and the convenience of nearby amenities, making it a superb choice for those seeking a well-rounded family home in a desirable village setting.



TRING ROAD, WENDOVER, HP22 6NT
APPROX. GROSS INTERNAL FLOOR AREA 91 SQ M / 986 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Tim Russ and Company

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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.



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