



Aylesbury Road, Wendover  
£425,000

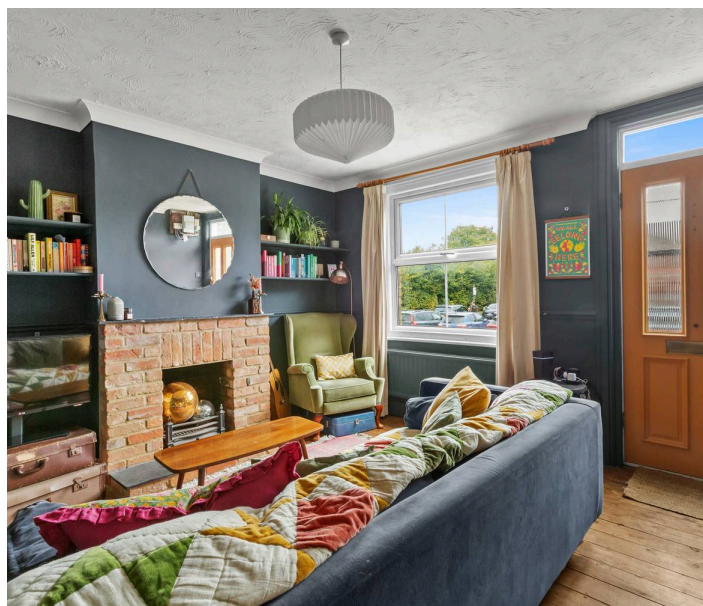
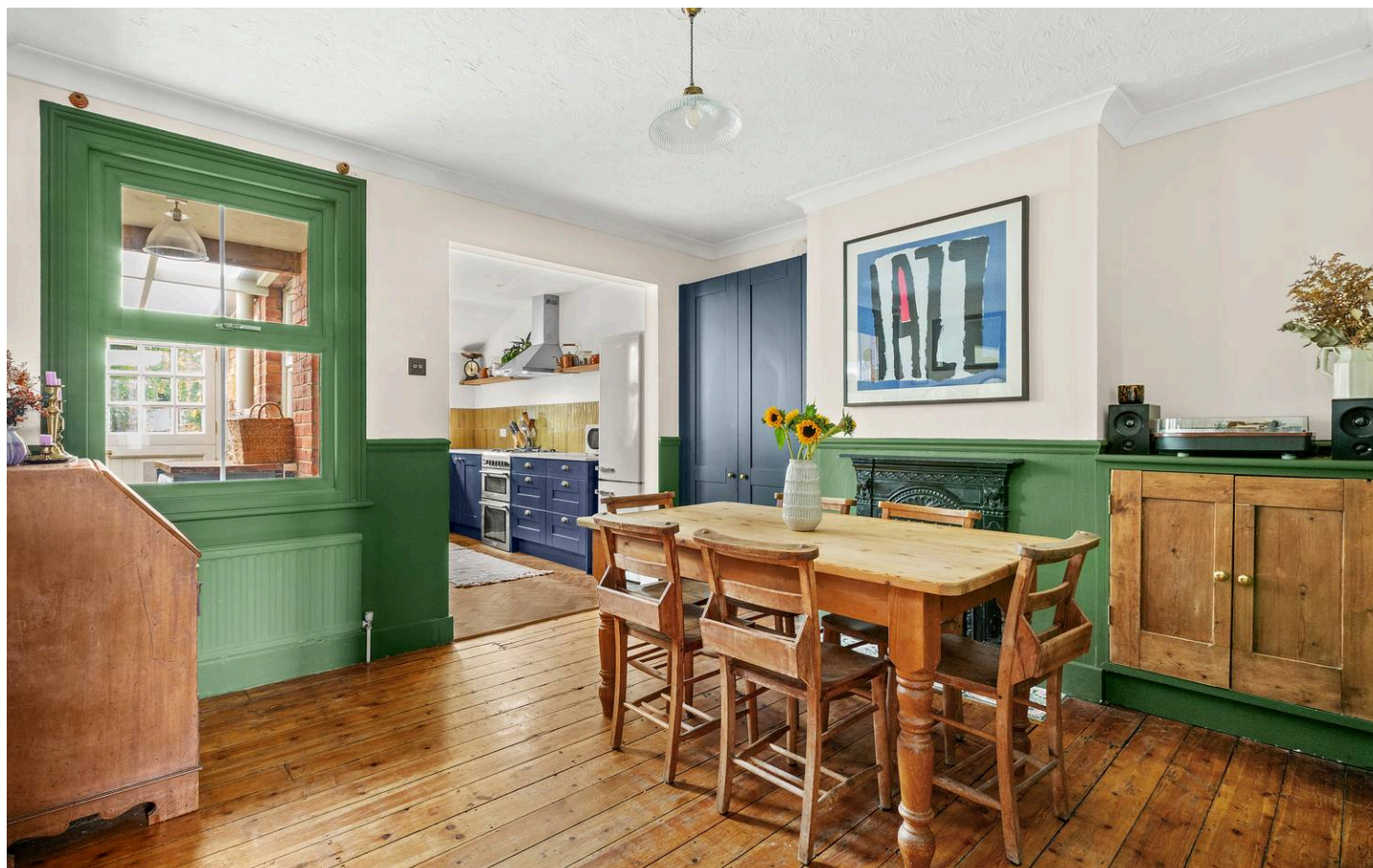
**TR** TIM RUSS  
& Company

- Charming Two Bedroom Period Terraced Home
- Modern-Style Kitchen with Contemporary Fixtures & Fittings
- Two Comfortable & Well-Proportioned Bedrooms
- Modern & Well-Appointed Family Bathroom
- Private Rear Garden Offering Excellent Outdoor Space
- Highly Desirable Wendover Location
- Convenient Access to Wendover Village Centre & Local Amenities
- Excellent Commuter Connections from Wendover Station to London Marylebone
- Separate Dining Room Providing Flexible Living Space
- Beautifully Modernised Throughout by the Current Owners

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: D

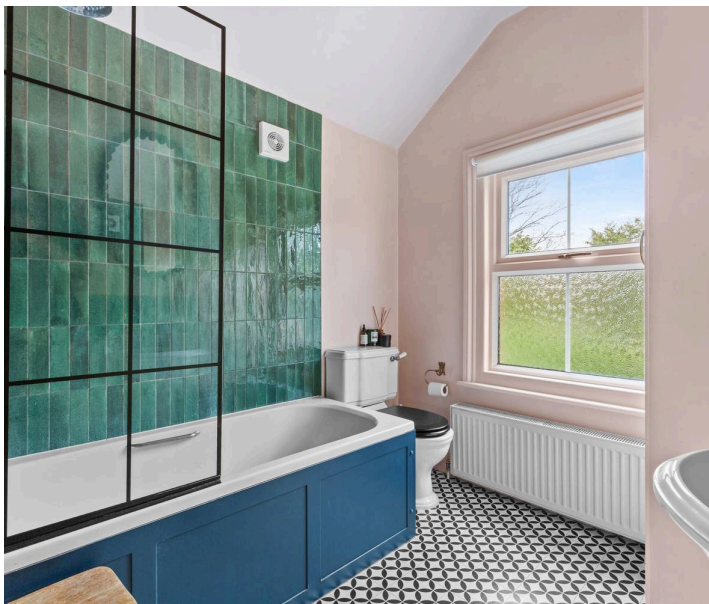
Council Tax Band: C

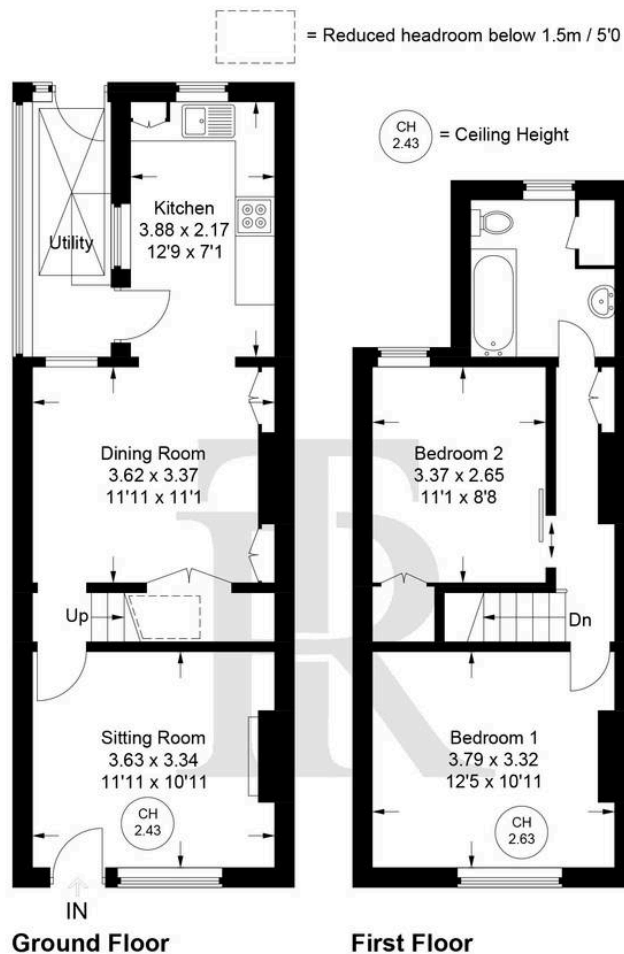




This charming two-bedroom period terraced home is beautifully presented throughout and has been thoughtfully modernised by the current owners, blending classic character with contemporary style. The property features a spacious and welcoming living room with a striking character fireplace, creating an inviting space perfect for relaxing or entertaining guests. The separate dining room offers flexible living space that can easily be adapted for family meals, home working or entertaining. The modern-style kitchen is fitted with a range of contemporary fixtures and fittings, providing an efficient and stylish environment for cooking, with access to the useful utility lean-to providing additional practical space. Upstairs, there are **two comfortable double bedrooms**, both filled with natural light and offering ample space for furnishings. The modern and well-appointed family bathroom is finished to a high standard, featuring quality fittings and a fresh, contemporary design. This delightful home is ideally suited to first-time buyers, downsizers or investors seeking a property in a highly desirable Wendover location, with convenient access to the village centre, local amenities and excellent commuter connections from Wendover Station to London Marylebone.

Outside, the property boasts a private rear garden that offers excellent outdoor space for both relaxing and entertaining. The garden is thoughtfully arranged with a combination of patio and lawned areas, providing a lovely setting for al fresco dining, summer barbecues or simply unwinding after a busy day. Mature planting and fencing offer a good degree of privacy and seclusion, while the garden also benefits from **two existing sheds**, providing useful storage for garden equipment, bikes and other belongings. The front of the property is attractively presented, enhancing its period charm and providing a welcoming approach. With easy access to Wendover's picturesque countryside walks and local parks, this home offers the perfect balance of village living and outdoor lifestyle. Whether you are seeking a peaceful retreat or a convenient base for commuting, this property delivers a well-balanced combination of stylish and comfortable accommodation with excellent outside space.





## Aylesbury Road, HP22 6

Approximate Gross Internal Area

Ground Floor = 43.5 sq m / 468 sq ft

First Floor = 33.9 sq m / 365 sq ft

Total = 77.4 sq m / 833 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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For more information please visit our website.



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