



PORTFOLIO
from


brown & merry

Aylesbury Road, Wendover, Buckinghamshire

43 Aylesbury Road, Wendover, Buckinghamshire HP22 6JG

A lovely two bedroom terraced cottage, first floor bathroom, sitting room, dining room and kitchen, lovely cottage style garden at the rear.



The Property

This well presented, two double bedroom cottage has a wealth of period charm whilst enjoying the comfort of modern living. The front door opens to the sitting room with lovely feature fireplace, a large window to the front floods the room with natural light. A separate dining room with stairs rising to the first floor. A perfectly formed kitchen looks over the rear garden, a separate cloakroom and door to the rear garden. Upstairs are two bright and airy bedrooms and a modern bathroom.

Outside

To the front is a gated cottage garden with a couple of steps leading to the front door, to the rear is a lovely enclosed garden enjoying a south westerly aspect, the garden is mainly laid to lawn with attractive well stocked borders and specimen trees, a tranquil oasis all year round.



Location

43 Aylesbury Road is located in the heart of Wendover. Offering an interesting mix of eras, you are situated only a few minutes' walk from the village High Street, with its eclectic mix of shops, pubs and restaurants. The station is again only a short walk and offers a frequent service to Marylebone (50mins), on the award winning Chiltern line. The A41 can be found between Aston Clinton and Tring, offering a swift connection to the M25. Alternatively the M40 can be found at High Wycombe.



Education

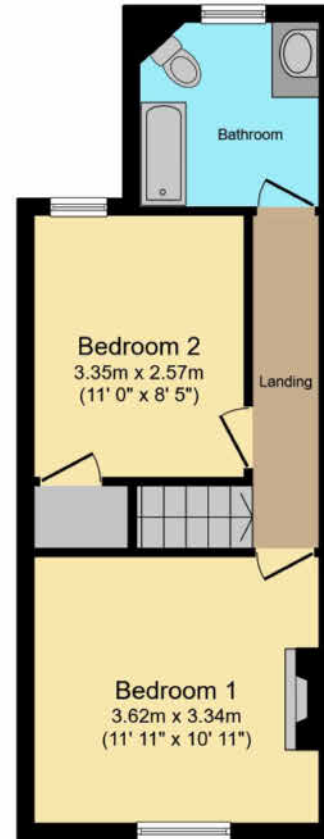
Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). In the independent sector schools include Berkhamsted Collegiate and Tring Park School for the Performing Arts.





Ground Floor

Floor area 36.8 m² (396 sq.ft.) approx



First Floor

Floor area 33.5 m² (361 sq.ft.) approx

Total floor area 70.3 m² (757 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to Aylesbury Road, Wendover, Buckinghamshire

If you are looking for a super cute character cottage close to village amenities. 43 Aylesbury Road is the home for you. Two bedrooms, first floor bathroom, two reception rooms, kitchen and cloakroom. Beautiful rear garden. Off road parking can be found close by.

Guide Price

£425,000

- Character Cottage
- Two Bedrooms
- First Floor Bathroom
- Stunning Cottage Garden

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk
Woollerton House, 7 High Street, Wendover, Aylesbury,
Buckinghamshire HP22 6DU
brownandmerry.co.uk

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