

Longcroft Avenue, Wendover - HP22 5PT

£480,000

TIM RUSS & Company

- Excellent Commuter Connections from Wendover Station toLondon Marylebone
- Highly Regarded Local School Catchments
- Excellent Access to Wendover Woods & Chiltern Countryside
- Private Outdoor Space Ideal for Relaxation & Entertaining
- Impressive Four Bedroom Town House in a Highly DesirableWendover Setting
- Generously Proportioned Accommodation Throughout
- Attractive & Established Rear Garden
- Excellent Off-Street Parking
- Well-Proportioned Bedrooms Offering Excellent Flexibility
- Bright & Welcoming Living Spaces

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

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.





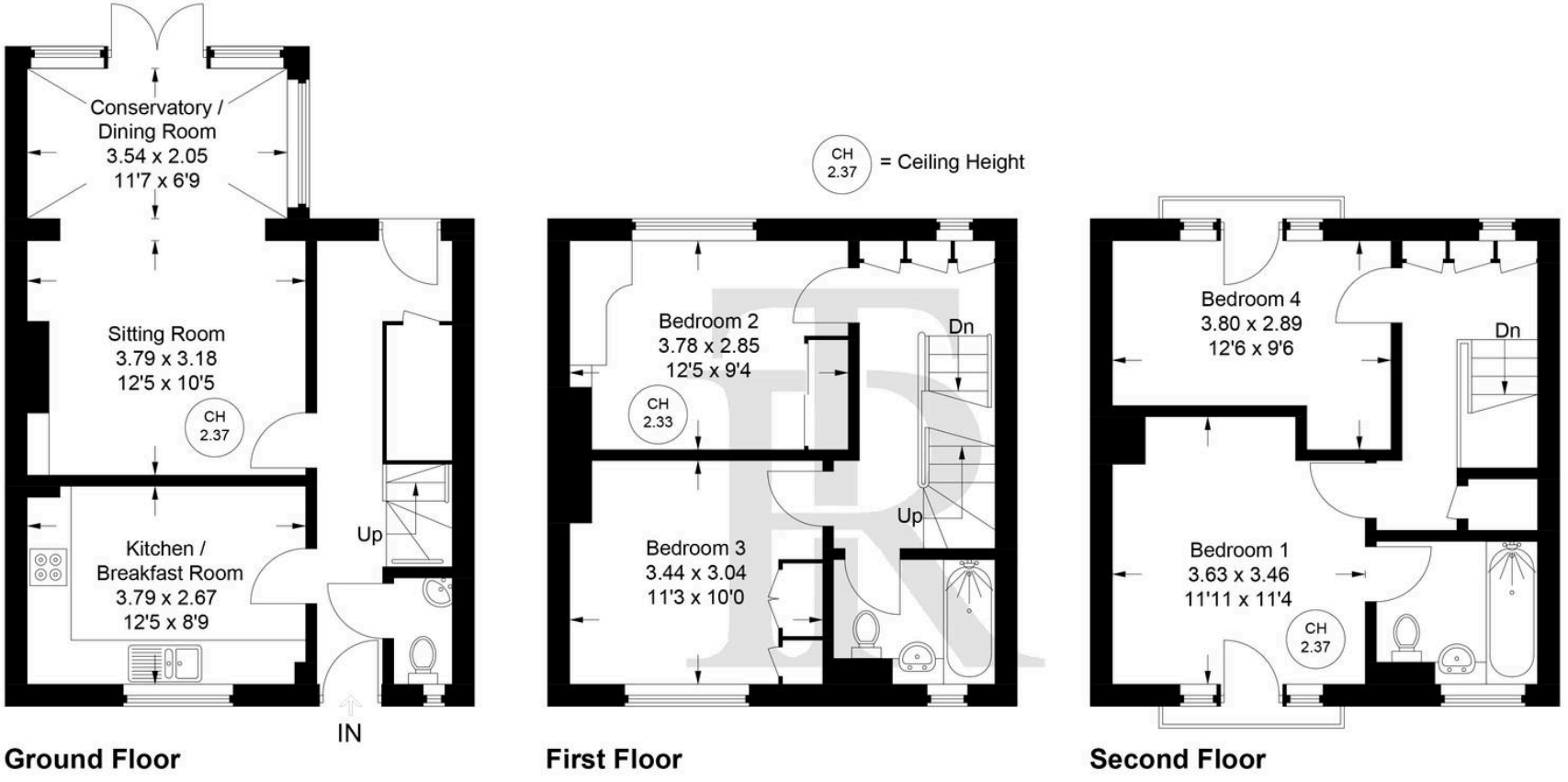








This impressive four bedroom end of terrace town house is situated in a highly desirable residential location within Wendover, offering excellent commuter connections from Wendover Station to London Marylebone and convenient access to the village centre and its array of local amenities. The property is set within the catchment area for highly regarded local schools, making it an ideal choice for families seeking both quality education and a vibrant community lifestyle.The accommodation is generously proportioned throughout,featuring bright and welcoming living spaces that provide excellent versatility for modern family living. The ground floor comprises a spacious entrance hall, a beautifully appointed kitchen, and a well-presented lounge that flows seamlessly into a conservatory, creating a perfect setting for both relaxation and entertaining. The inclusion of a downstairs W/C adds further convenience for guests and everyday living. Upstairs, the four well-proportioned double bedrooms offer excellent flexibility, with the generously sized principal bedroom comfortably accommodating a super king-size bed, while also benefiting from a substantial 2-metre-wide full-height fitted wardrobe providing excellent storage. The principal bedroom is further complemented by a stylish en-suite shower room. The family bathroom is finished to a high standard, providing a tranquil space for unwinding at the end of the day. Ample storage solutions are thoughtfully integrated throughout the property, ensuring practicality without compromising on style. The attractive and established rear garden enhances the overall sense of space and privacy. The property also benefits from excellent off-street parking to the rear, providing ease and security for multiple vehicles. With excellent access to Wendover Woods and the picturesque Chiltern countryside, this home is perfectly placed for those who appreciate the balance of town convenience and rural charm. Versatile living areas and well-designed bedrooms combine to create a home that is as functional as it is inviting, catering to the diverse needs of modern family life. Early viewing is highly recommended to fully appreciate the quality, space and exceptional location that this outstanding Wendover residence has to offer.



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Approximate Gross Internal Area
Ground Floor = 43.9 sq m / 472 sq ft
First Floor = 35.1 sq m / 378 sq ft
Second Floor = 35.3 sq m / 380 sq ft
Total = 114.3 sq m / 1230 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.

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For more information please visit our website.

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