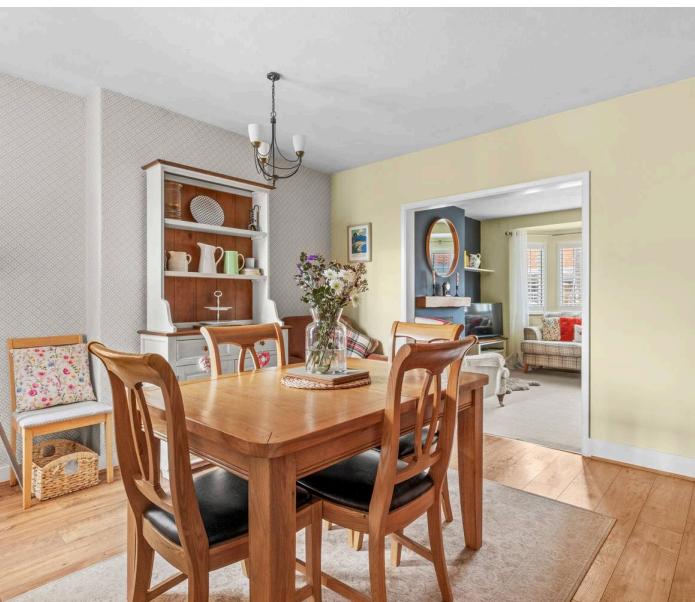




18 Nightingale Road, Wendover - HP22 6JX  
£650,000



## 18 Nightingale Road

### Wendover

- A Period Semi Detached
- Off Street Parking
- Two Reception Rooms
- Wood Burner Fire in Sitting Room
- New Kitchen in 2023
- Four Bedrooms
- Ensuite Shower to Main Bedroom
- Southwest Facing Rear Garden
- Excellent Order Throughout
- Central Wendover

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

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.



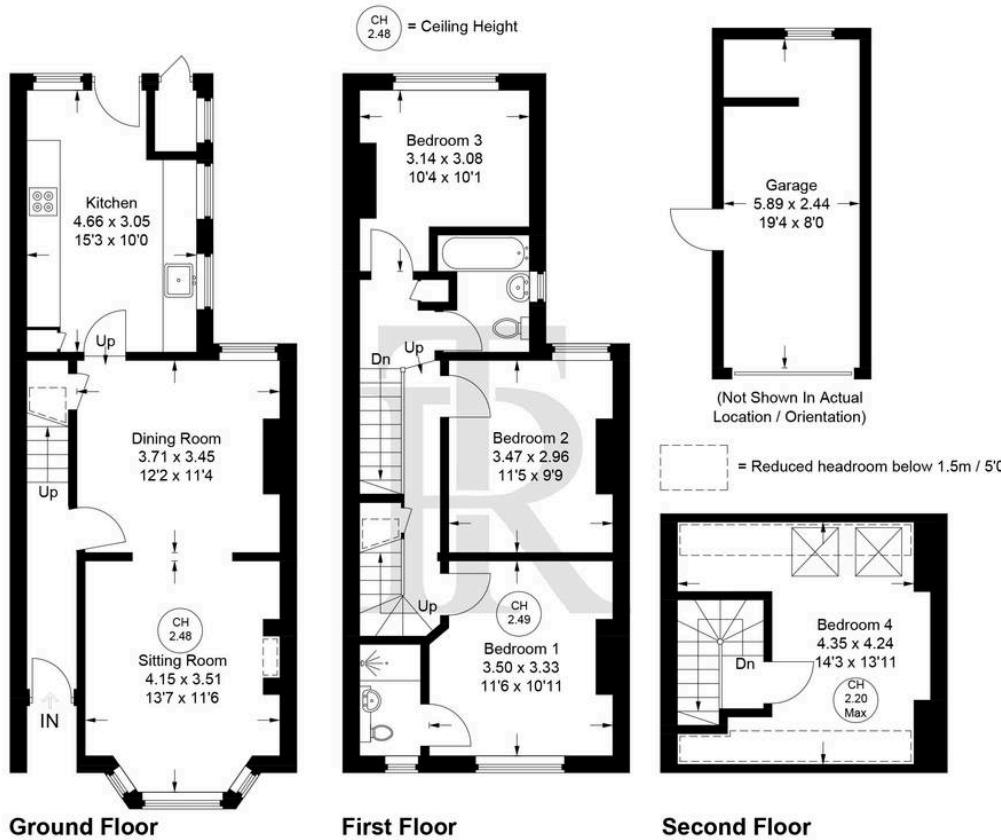
# 18 Nightingale Road

Wendover

This charming period semi detached home, built in 1926, is situated in the heart of central Wendover and offers a rare blend of classic character and modern convenience. Presented in excellent order throughout, the property features two well-proportioned reception rooms, ideal for both formal entertaining and relaxed family living. The inviting sitting room boasts a wood burner fire, creating a warm and welcoming atmosphere, while the adjacent dining room provides ample space for gatherings. The newly fitted kitchen, installed in 2023, is finished to a high standard and offers plenty of storage and workspace for the keen cook. Upstairs, there are four bedrooms, including a spacious main bedroom with a ensuite shower room. The remaining bedrooms are served by a modern family bathroom. This home also benefits from off street parking, a valuable asset in such a central location.

The southwest facing rear garden is a true highlight, offering a private and tranquil space that enjoys plenty of afternoon and evening sun. Mature planting and a well-kept lawn create a picturesque setting for outdoor dining, children's play or simply relaxing in the open air. There is also a patio area, perfect for summer barbeques or morning coffee, and a useful garden shed for additional storage as well a brick built garage with power and light so idea for further storage or the possibility to convert to a home work room or similar. The front of the property is attractively landscaped and provides off street parking for at least one vehicle, ensuring convenience for residents and visitors alike. With its combination of period charm, modern updates and generous outside space, this property presents an exceptional opportunity to acquire a family home in one of Wendover's most sought-after locations.





## Nightingale Road, HP22 6JX

Approximate Gross Internal Area

Ground Floor = 46.3 sq m / 498 sq ft

First Floor = 47.1 sq m / 507 sq ft

Second Floor = 19.1 sq m / 205 sq ft

External Cupboard / Garage = 15.4 sq m / 166 sq ft

Total = 127.9 sq m / 1376 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.  
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

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • [wendover@timruss.co.uk](mailto:wendover@timruss.co.uk) • [timruss.co.uk/](http://timruss.co.uk/)

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 £60 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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