



7 Wroughton Road, Wendover - HP22 5WE  
£265,000

 **TIM RUSS**  
& Company



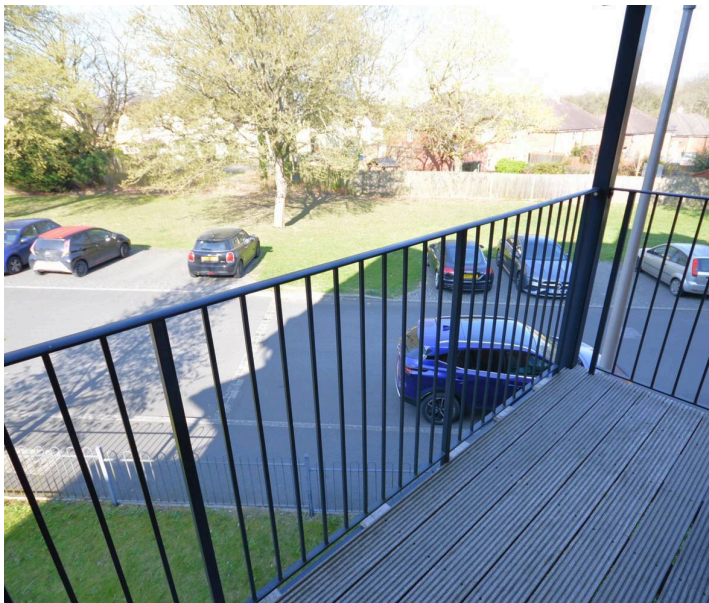


## 7 Wroughton Road

Wendover, Aylesbury

- First Floor Apartment
- Two Double Bedrooms
- Close to Wendover Woods
- Open Plan Living Space
- Fitted Kitchen
- Spacious Bathroom
- Allocated and Visitor Parking
- Balcony

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, 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.





# 7 Wroughton Road

Wendover, Aylesbury

A first floor apartment with open plan living, a private balcony, and two double bedrooms.

Introducing this stunning 2 bedroom first-floor apartment located in a highly desirable area near Wendover Woods. The apartment boasts two generously-sized double bedrooms, a spacious bathroom, and an inviting open plan living space featuring a modern fitted kitchen. The property also offers the luxury of a private balcony, perfect for enjoying some fresh air or relaxing with a morning coffee. With allocated parking and visitor parking available, convenience is at the forefront of this residence, making it an ideal home for those seeking comfort and ease in their daily living.

Step outside to discover the enchanting outdoor space surrounding this apartment. Wendover Woods are just a few minutes walk away as is a very convenient store for those daily essentials.

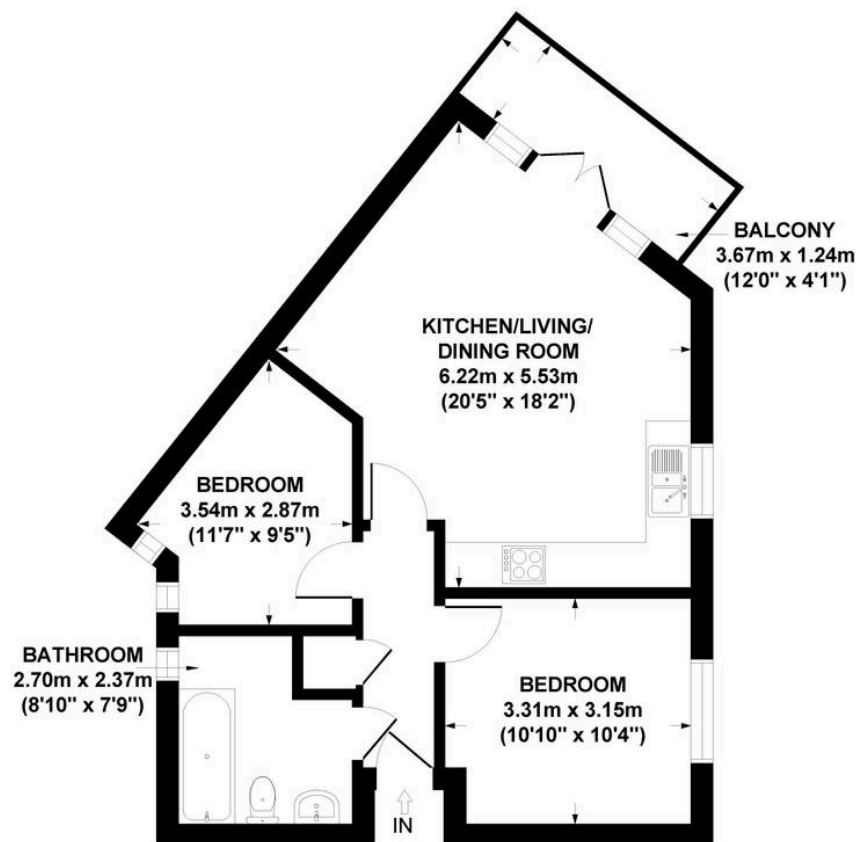
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROSS INTERNAL  
FLOOR AREA 51 SQ M / 546 SQ FT

**WROUGHTON ROAD, WENDOVER, HP22 5WE**  
**APPROX. GROSS INTERNAL FLOOR AREA 51 SQ M / 546 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## Tim Russ and Company

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

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

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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.

