



3 Gables Close, Wendover - HP22 6NH
£675,000



- No Onward Chain
- Within a short walk of the Village Centre
- Double Aspect Sitting Room with gas fire
- Good Sized Dining Room with door leading out to the garden
- Kitchen/Breakfast Room with door leading to the Garden Room
- Study / Bedroom Four
- Three Further Bedrooms
- En-Suite Shower Room + Family Bathroom
- Double Garage with Driveway
- Secluded Gardens

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east 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 center, dentists, library, coffee shops and restaurants. There are schools in the village for all ages and the renowned Grammar school and High schools are in Aylesbury, together with 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.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

EPC rating - D



Prime Village Centre location with no onward chain. Sitting room, dining room, study/bed 4, kitchen/breakfast room, 3 further bedrooms, en-suite shower, bathroom, double garage, secluded gardens.

Nestled within a peaceful locale and boasting a prime position within a short stroll of the vibrant Village Centre, this three-bedroom detached bungalow offers a rare opportunity for those seeking a comfortable abode within easy reach of local amenities. The property is offered with the added benefit of no onward chain, ensuring a stress-free transition for prospective buyers.

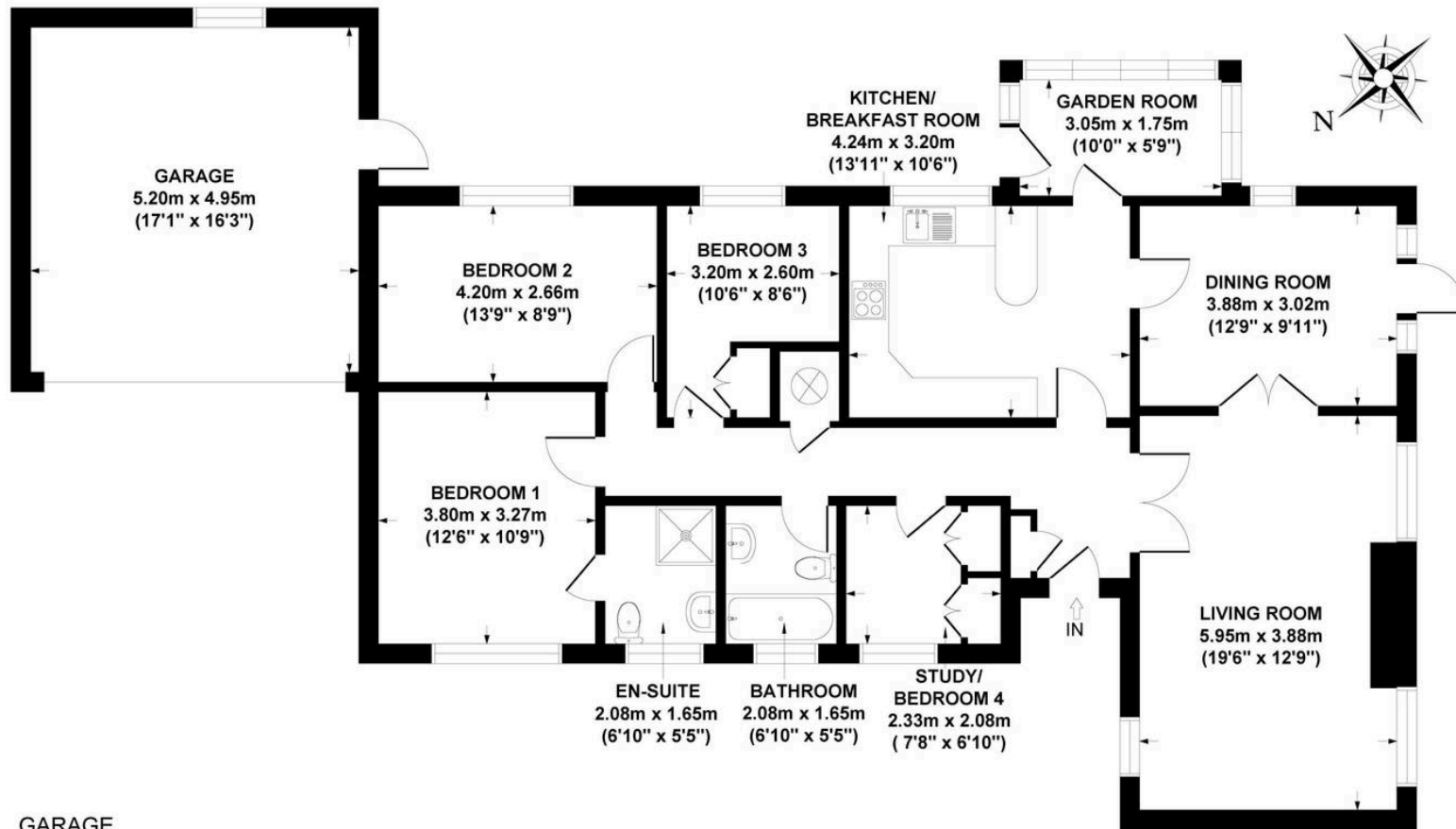
Entering the property, residents are greeted by a welcoming double aspect sitting room with a fireplace housing a cosy gas fire—setting the scene for serene evenings spent in comfort. The adjacent dining room, featuring a generous layout and a convenient door leading to the garden, presents an ideal setting for hosting gatherings or enjoying family meals in a relaxed setting.

The kitchen/breakfast room as a door leading to the Garden Room which in turn, leads out to the garden. A versatile study/bedroom four provides flexibility for those in need of a dedicated workspace or additional guest quarters.

Providing ample accommodation, the property encompasses three further bedrooms, including a master suite complete with an en-suite shower room for added privacy and convenience, as well as a family bathroom catering to the needs of residents and guests alike. Completing the property is a double garage with a driveway ensuring secure parking arrangements, and secluded gardens encompassing the property, offering a tranquil retreat for outdoor enjoyment or relaxation.

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.





GARAGE
GROSS INTERNAL
FLOOR AREA 26 SQ M / 277 SQ FT

GROSS INTERNAL
FLOOR AREA 115 SQ M / 1238 SQ FT

GABLES CLOSE, WENDOVER, HP22 6NH
APPROX. GROSS INTERNAL FLOOR AREA 141 SQ M / 1515 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Tim Russ and Company

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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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