



Boddington Road, Wendover - HP22 6HY
£425,000

 **TIM RUSS**
& Company



Boddington Road

Wendover

- Fully Refurbished Interiors
- Double Aspect Sitting Room
- Wood Burning Fire
- Fitted Kitchen/Breakfast Room with Pantry
- Two Good Size Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- Close to Wendover Woods

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 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.



Boddington Road

Wendover

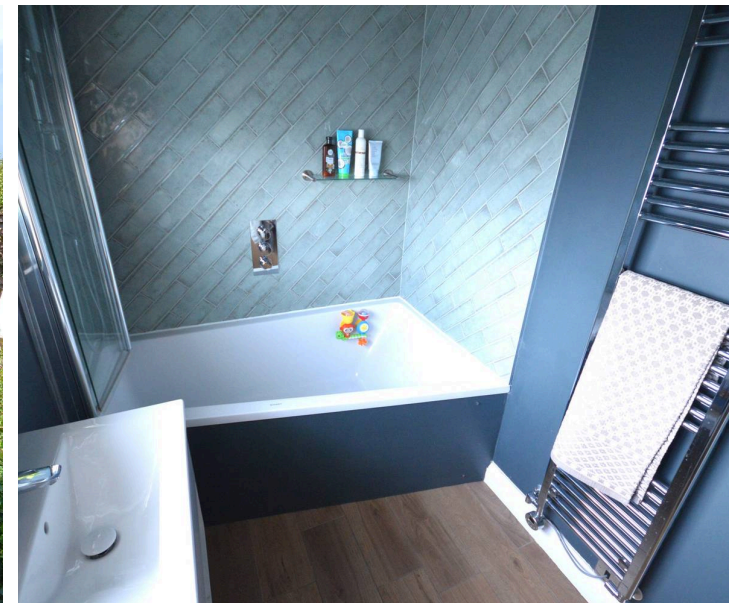
With fresh modern interiors this two bedroom semi detached within walking distance to the High Street and Wendover Woods.

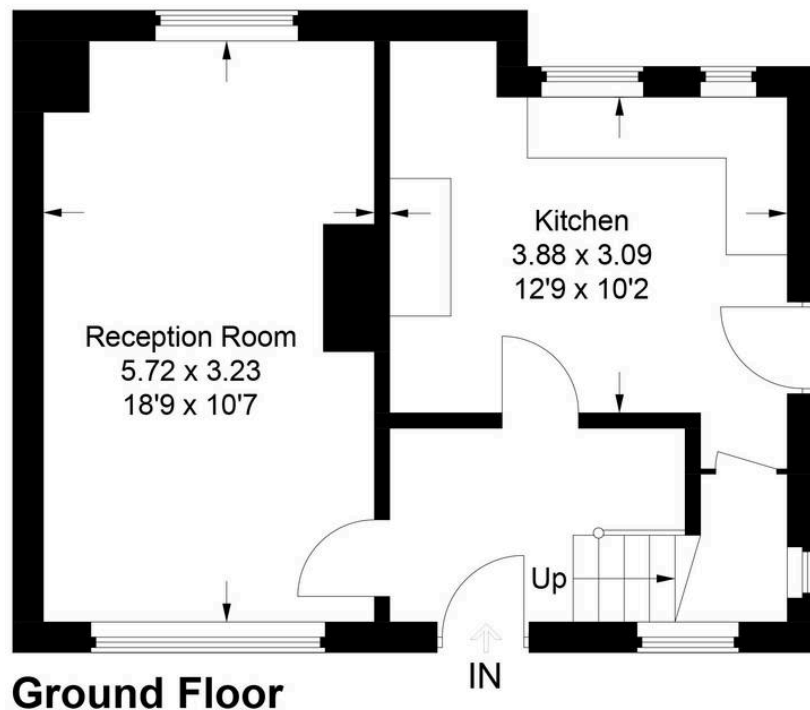
Nestled in a sought-after area, this charming 2-bedroom semi-detached house presents a perfect blend of comfort and modernity. Step inside to find freshly refurbished interiors boasting a double aspect sitting room illuminated by natural light, creating an inviting ambience. Snuggle up by the cosy wood-burning fire on cold evenings, or whip up culinary delights in the fitted kitchen/breakfast room complete with a convenient pantry. The property further affords two generously sized bedrooms, offering ample space for relaxation and rest.

Stepping outside, discover a tranquil escape in the enclosed rear garden, perfect for al fresco dining or simply unwinding amidst nature's embrace. Off-road parking adds to the convenience of this residence, ensuring easy access and peace of mind for residents. Positioned near Wendover Woods, residents can enjoy the proximity to nature while remaining connected to urban amenities. With its seamless blend of modern comforts and natural beauty, this property offers a serene retreat for those seeking a harmonious lifestyle. Council Tax band: C

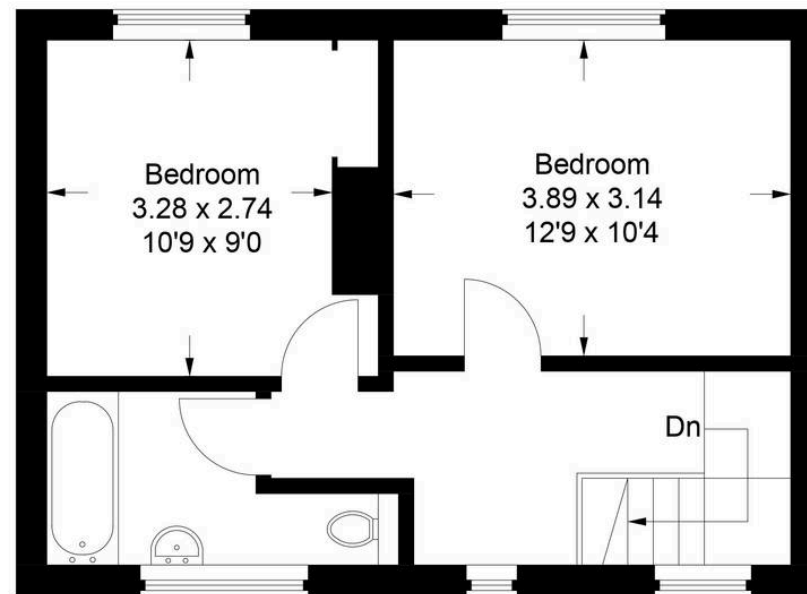
Tenure: Freehold

EPC Energy Efficiency Rating: D





Ground Floor



First Floor

Boddington Road

Approximate Gross Internal Area = 77.9 sq m / 838 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

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

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