



Vicarage Close, Wendover  
£425,000







## Vicarage Close

### Wendover

- Excellent Transport Links (Wendover Railway 490 Yards)
- Scope To Extend/Improve (Subject To Planning)
- Off Street Parking & Garage
- Close To Wendover High Street (0.4 Miles)
- Within Highly Regarded School Catchment
- Access To Countryside & Chilterns
- Two Well-Proportioned Bedrooms
- Enclosed Rear Garden
- Ideal For First Time Buyers, Investors & Downsizers

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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



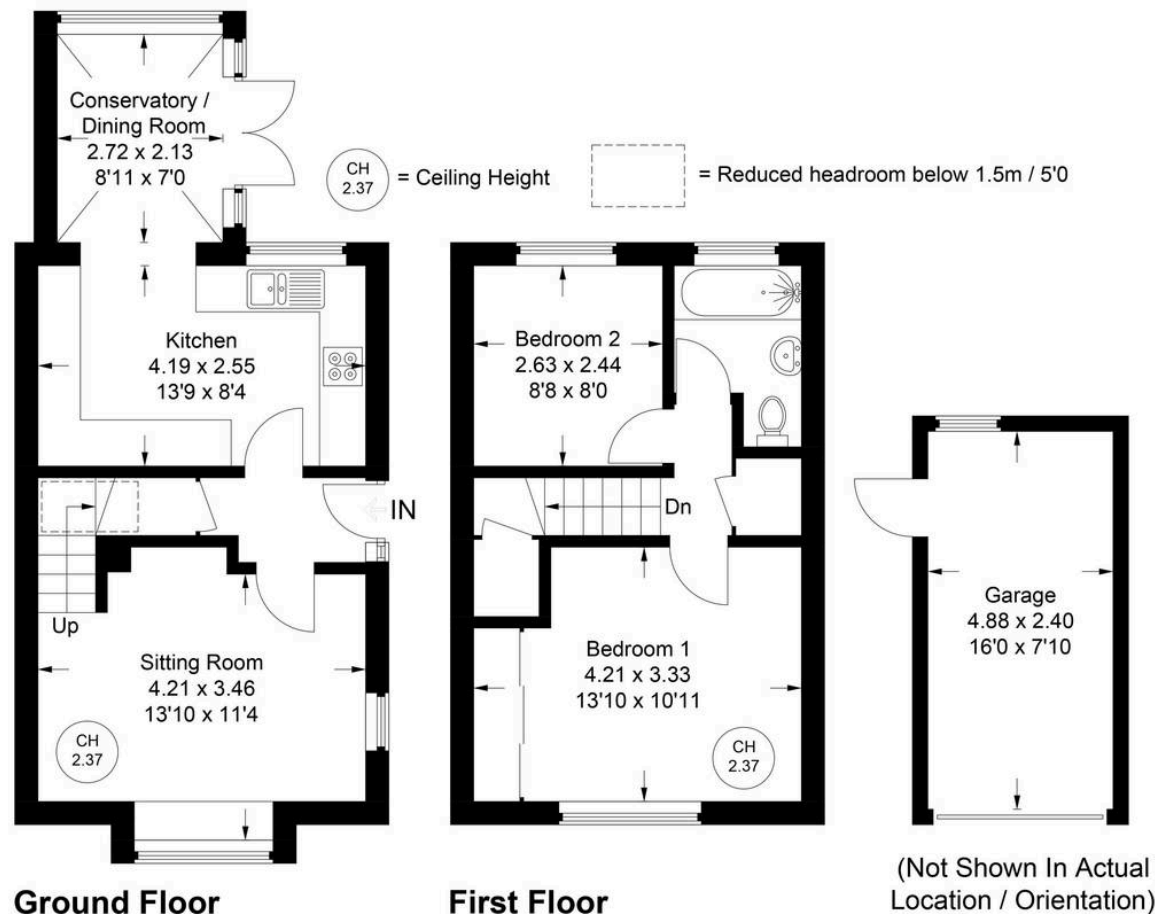
# Vicarage Close

## Wendover

Nestled in a charming corner of Wendover, this 2-bedroom semidetached house offers a cosy retreat with endless possibilities. The property features excellent transport links, with Wendover Railway Station just a stone's throw away at 490 yards, ensuring easy commutes for any busy individual. Boasting ample scope to extend or improve (subject to planning), this home is a blank canvas awaiting your personal touch. A key highlight is the light-filled conservatory at the rear, seamlessly connecting the indoors with the garden and providing a peaceful spot to relax all year round. With off-street parking and a garage, convenience is at the forefront, while the proximity to Wendover High Street (0.4 miles) makes daily errands effortless. Families will appreciate the property's location within a highly regarded school catchment area, providing peace of mind for parents. Nature enthusiasts will find solace in the easy access to the countryside and Chiltern Hills, perfect for leisurely strolls or weekend adventures. Inside, two well-proportioned bedrooms offer comfortable sanctuaries, while the conservatory and enclosed rear garden create inviting spaces to unwind and entertain. Step outside and discover the hidden gem of this property: the garden and conservatory combination. Picture yourself enjoying sunny afternoons in the tranquil garden or sipping morning coffee in the conservatory, where natural light pours in and views of the greenery take centre stage. This serene oasis offers a peaceful retreat from the hustle and bustle of everyday life. With ample outdoor space, there's room for gardening enthusiasts to cultivate their own green haven, or for social butterflies to host al fresco gatherings flowing seamlessly from conservatory to garden.







### Vicarage Close, HP22 6DS

Approximate Gross Internal Area  
Ground Floor = 36.3 sq m / 391 sq ft  
First Floor = 29.5 sq m / 317 sq ft  
Garage = 11.8 sq m / 127 sq ft  
Total = 77.6 sq m / 835 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

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