



61 Babington Road, Wendover - HP22 5PX
£650,000

 **TIM RUSS**
& Company



61 Babington Road

Wendover

- Spacious and well-presented four bedroom family home in a sought-after Wendover location
- Private driveway parking with attached garage
- Modern fitted kitchen with ample storage and workspace
- Bright and airy living room with generous natural light
- Excellent transport links with Wendover Station providing direct trains to London Marylebone (1.1 miles)
- A short distance from Wendover Woods, perfect for walking, cycling, and family outings
- Nearby villages such as Halton and Aston Clinton offer additional charming walking routes
- Excellent school catchment nearby (John Hampden, Wendover C of E, John Colet)
- Underfloor heating throughout the downstairs of the house
Garage accessible through the house with side access to the garden

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.



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Nestled in the sought-after Wendover locale, this 4-bedroom semi-detached home is the perfect family residence. Boasting a spacious and well-presented interior, the property is just 0.6 miles from Wendover High Street, putting shops, cafés, and amenities within easy reach. Enjoy hassle-free parking with your own private driveway and attached garage.

The ground floor offers versatile living spaces designed for modern family life. A study provides a quiet workspace, while a utility room keeps everyday chores organised. There is also a convenient downstairs W/C for guests. The modern kitchen/breakfast room features integrated appliances and bi-fold doors opening onto the rear garden, creating a seamless indoor-outdoor flow. The sitting room also benefits from doors leading out to the garden and patio area, perfect for entertaining or relaxing with family.

Upstairs, you'll find four well-proportioned double bedrooms. The primary bedroom comes complete with a stylish en-suite, while the family bathroom services the remaining three bedrooms.

For outdoor enthusiasts, Wendover Woods is directly opposite the house, making it ideal for family walks or cycling adventures through the surrounding countryside and villages such as Halton and Aston Clinton. The property sits within the catchment for highly regarded schools including John Hampden School and Wendover C of E Junior School, making school runs straightforward. Wendover Station is around 1.1 miles away, offering direct services to London Marylebone for a stress-free commute.

This property perfectly blends versatile family living, comfort, and convenience in a peaceful Wendover neighbourhood.

Council Tax band: F - Tenure: Freehold - EPC Rated B





Babington Road, HP22

Approximate Gross Internal Area
 Ground Floor = 77.6 sq m / 835 sq ft (Including Garage)
 First Floor = 66.1 sq m / 711 sq ft
 Total = 143.7 sq m / 1546 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.



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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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