



Dobbins Lane, Wendover - HP22 6DL
£695,000

 **TIM RUSS**
& Company



Dobbins Lane

Wendover

- Prime Wendover Location
- Fully Renovated and Extended at Rear
- Bespoke Kitchen/Diner
- Three Bedrooms
- Ground Floor Cloakroom
- Enclosed Rear Garden
- Home Office/Garden Room
- Driveway Parking with EV Charging
- Gated Side access to Rear 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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Located in this prime Wendover location, this beautifully renovated and extended 3-bedroom period semi-detached house offers a truly exceptional living experience. Step inside to discover the stunning bespoke kitchen/diner that is perfect for hosting family gatherings and dinner parties. To the ground floor there is also a convenient cloakroom for added functionality.

The property boasts three bedrooms, providing ample space for a growing family or visiting guests. The main bedroom offers a peaceful sanctuary to retreat to after a long day. The house is fully re-wired and re-plumbed, ensuring peace of mind and modern convenience for its new owners.

You will be delighted to find underfloor heating in the kitchen/dining room and porch, ensuring warmth and comfort during the cooler months. As you step outside, you will appreciate the enclosed rear garden, offering privacy and tranquillity for outdoor enjoyment, with the added benefit of side access. Included is a home office/garden room. This versatile space provides the ideal setting for remote work or relaxation and is fitted with power and light, connected water and internet.

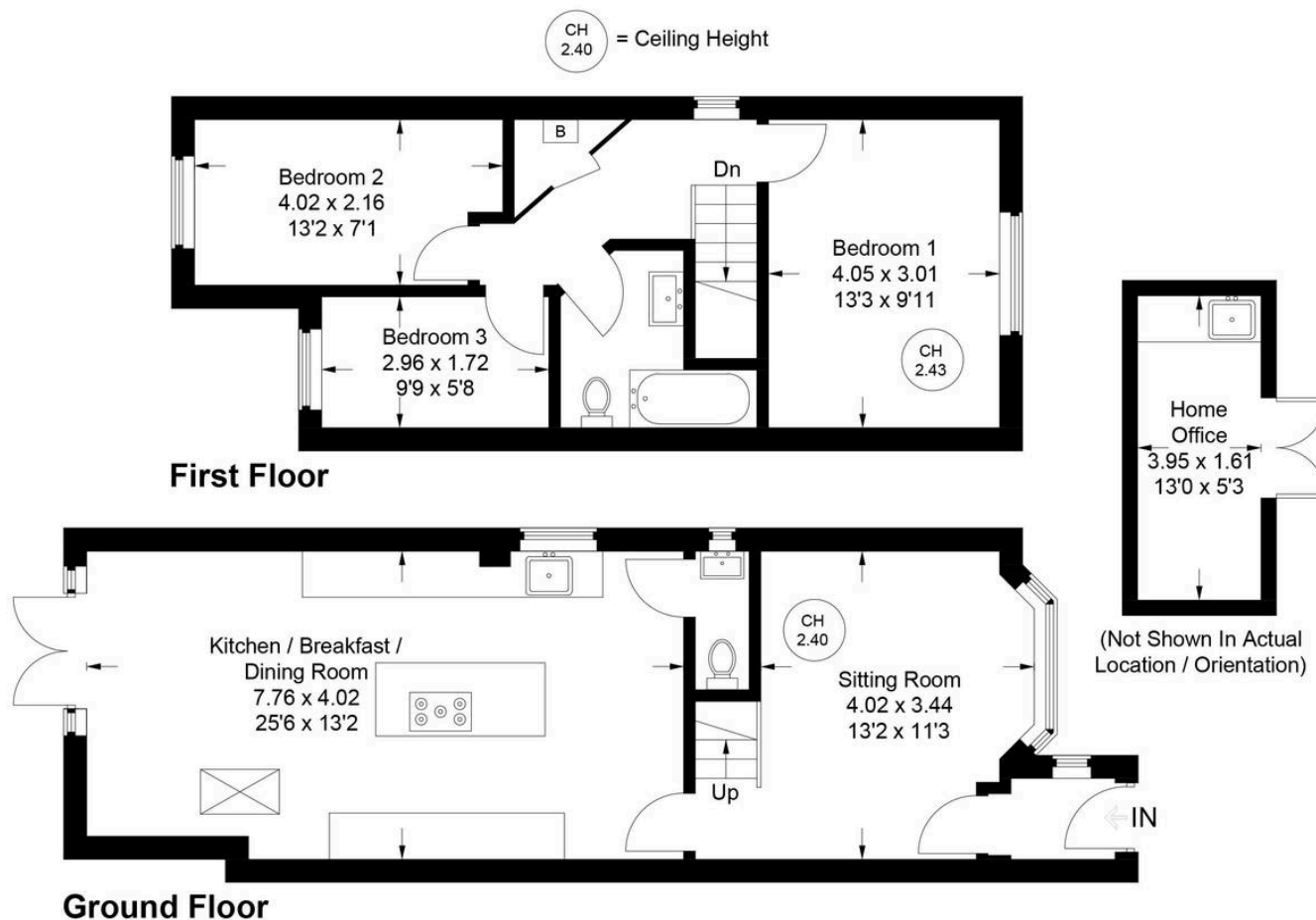
Parking will never be an issue with the driveway parking available, complete with electric vehicle charging capabilities. This eco-friendly feature is a testament to the modern functionality of the property.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Dobbins Lane, HP22 6DL

Approximate Gross Internal Area
 Ground Floor = 49.6 sq m / 534 sq ft
 First Floor = 38.7 sq m / 416 sq ft
 Home Office = 6.3 sq m / 68 sq ft
 Total = 94.6 sq m / 1018 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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