



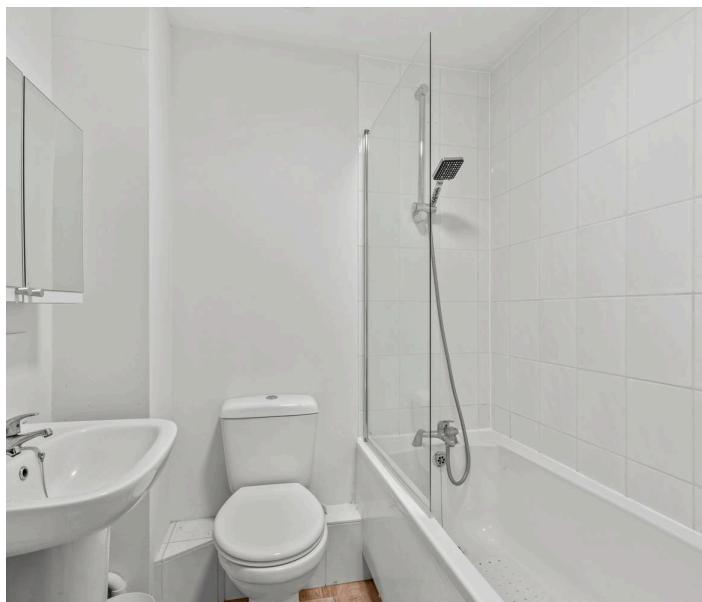
The Perrys, Wendover  
£275,000



## The Perrys, Wendover

- Spacious two bedroom ground floor maisonette set within a well-maintained development
- Bright and airy open-plan living/dining room
- Modern fitted kitchen with integrated appliances
- Allocated parking space plus visitor bays
- Excellent location close to Wendover High Street and transport links
- Ideal for first-time buyers, downsizers, or investors
- Convenient access to Wendover Station (London Marylebone line)
- Recently refurbished interiors presented in excellent condition
- No Onward Chain

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.



## The Perrys, Wendover

A well-positioned two-bed ground floor maisonette hidden in Wendover, with open-plan layout, modern kitchen, allocated parking, and great transport links. Recently refurbished for easy move-in. Ideal for first-time buyers, downsizers, or investors. Don't miss out!

Welcome to this lovely two-bedroom maisonette — a real hidden gem tucked away in a well-kept development right in the heart of Wendover. As you walk in, you'll notice the spacious ground-floor layout and the natural light that fills the open-plan living and dining area. The modern fitted kitchen comes with integrated appliances, making everyday cooking nice and easy.

Whether you're a first-time buyer looking for a comfortable place to call home, a downsizer wanting something convenient, or an investor after a solid opportunity, this property ticks a lot of boxes. It also comes with the added benefit of being share of freehold, offering greater security and control over the property. You'll have your own allocated parking space, plus visitor bays, so parking is never a hassle. And with Wendover High Street and great transport links just around the corner, everything you need is close by.

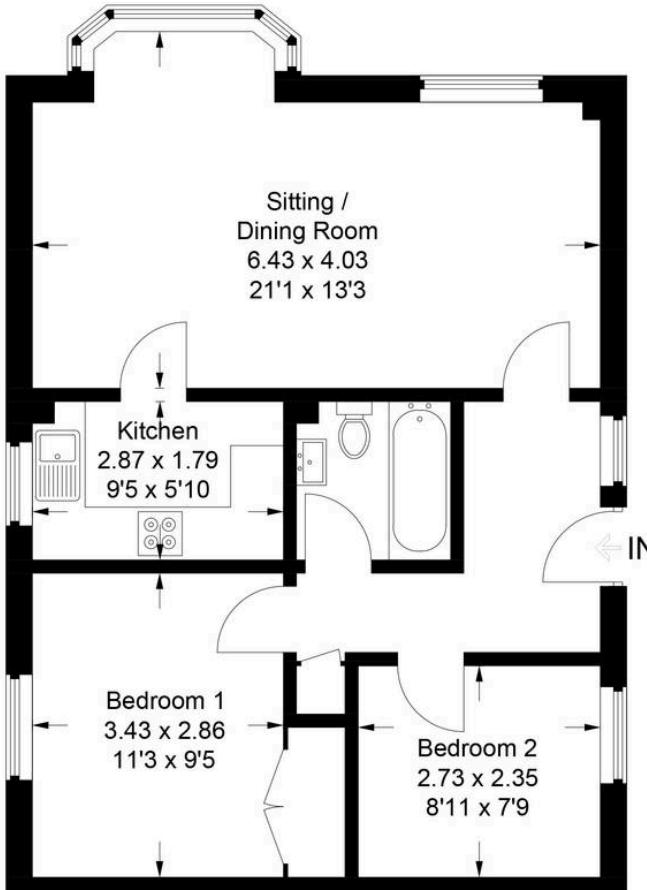
Wendover Station offers direct trains to London Marylebone — simple and stress-free.

The interiors have been recently refurbished, so you can move straight in and get settled without any extra work. This maisonette offers an easy, low-maintenance lifestyle in a fantastic Wendover location, blending comfort, convenience, and modern living. A great opportunity for anyone looking to make a fresh start in a well-connected and welcoming area.

Tenure - Share of Freehold (981 years remaining)

Yearly service charge of £781 (No Ground Rent) EPC Rated C





**Ground Floor**

## The Perrys, 133 Aylesbury Road, HP22

Approximate Gross Internal Area = 58.5 sq m / 630 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

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • [wendover@timruss.co.uk](mailto:wendover@timruss.co.uk) • [timruss.co.uk/](http://timruss.co.uk/)

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.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.