



Scarlett Avenue, Wendover  
£260,000



- Ideal first-time purchase or investment opportunity
- Allocated Private Parking
- Private Entrance
- Bright and airy living room with generous natural light
- Excellent transport links with Wendover Station providing direct trains to London Marylebone (1.4 miles)
- Close to Wendover High Street, offering a selection of shops, cafés, and restaurants (1.2 miles)
- A short distance from Wendover Woods, perfect for walking, cycling, and family outings
- Modern fitted kitchen with ample storage and workspace
- Modern Bathroom

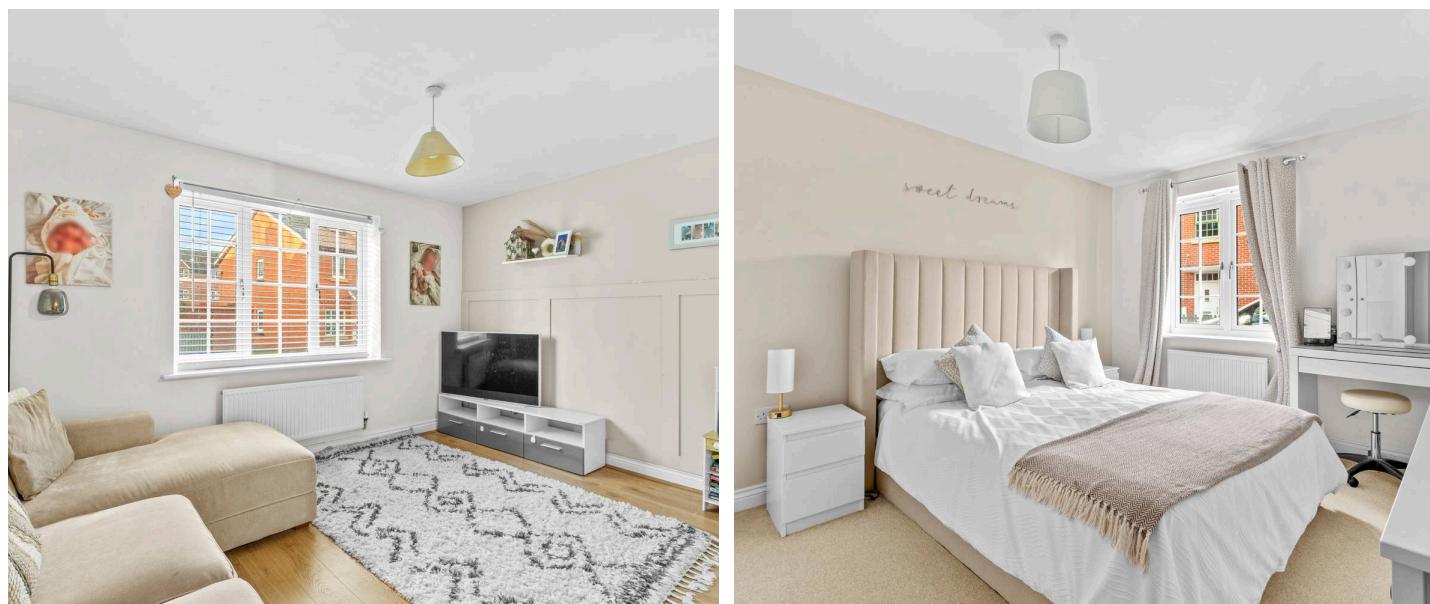
Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway 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: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



This well-presented two-bedroom maisonette offers an excellent opportunity for first-time buyers or investors, combining modern living with convenience and comfort. Benefiting from its own private entrance, the property opens into a bright and airy living room that enjoys generous natural light throughout the day, creating a welcoming space to relax or entertain. The modern fitted kitchen provides ample storage and workspace, ideal for preparing meals and hosting guests. Both bedrooms are well-proportioned, offering versatile accommodation for a variety of needs, while the contemporary bathroom is finished to a high standard. Further enhancing the appeal, the property features allocated private parking, ensuring convenience and peace of mind for residents. Situated just 1.4 miles from Wendover Station, commuters will appreciate direct train services to London Marylebone, making this an ideal location for those working in the capital. The flat is also conveniently located 1.2 miles from Wendover High Street, where a range of shops, cafés, and restaurants cater to daily needs and leisure activities.

Outside, the property enjoys a peaceful setting with well-maintained communal grounds that provide a pleasant outlook and a sense of space. Residents benefit from the allocated private parking space, ensuring ease of access at all times. The location places you within a short distance of Wendover Woods, a popular destination for walking, cycling, and family outings, offering an abundance of outdoor activities and scenic views. The surrounding area is known for its green spaces and tranquil environment, perfect for those who appreciate nature while still wanting the convenience of local amenities and excellent transport links. This maisonette represents a rare opportunity to secure a stylish and comfortable home in a sought-after area, with the added advantage of private parking and proximity to both town and countryside. Early viewing is recommended to fully appreciate all that this delightful property and its surroundings have to offer.





## Ground Floor

### Scarlett Avenue, HP22

Approximate Gross Internal Area  
58.9 sq m / 634 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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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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