



71 Scarlett Avenue, Wendover - HP22 5BD

Offers Over £250,000

 **TIM RUSS**
& Company



71 Scarlett Avenue

Wendover

- Ideal first-time purchase or investment opportunity
- Allocated Private Parking
- 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

Wendover is an attractive and thriving village at the foot of the Chiltern Hills, just southeast of Aylesbury. It offers convenient road links to London via the A413 and M40 or the A41 and M1. The village railway station, located at the top of the High Street on the Chiltern Main Line, provides direct commuter services to London Marylebone in around 45–50 minutes.

The village provides good day-to-day amenities including a variety of shops, cafés, a weekly Thursday market, health centre, dentists, and a library. There are schools in the village for all ages, with further highly regarded grammar and high schools located in Aylesbury, including Sir Henry Floyd Grammar School. The surrounding area offers excellent opportunities for outdoor recreation, with nearby Wendover Woods and Coombe Hill providing popular spots for walking, cycling, and enjoying the countryside.



71 Scarlett Avenue

Wendover

This well-presented two-bedroom maisonette offers an excellent opportunity for first-time buyers or investors, combining modern living with convenience and comfort. With its own private entrance, the property opens into a bright and airy living room filled with natural light, creating a welcoming space to relax or entertain. The modern fitted kitchen provides ample storage and workspace, ideal for everyday cooking and hosting guests. Both bedrooms are well-proportioned and offer versatile accommodation, while the contemporary bathroom is finished to a high standard. The property also benefits from allocated private parking for added convenience.

Situated just 1.4 miles from Wendover Station, the property provides direct train services to London Marylebone, making it an ideal location for commuters. Wendover High Street is located approximately 1.2 miles away and offers a variety of shops, cafés, restaurants, and local amenities.

Outside, the property enjoys a peaceful setting with well-maintained communal grounds and a pleasant outlook. The nearby Wendover Woods offers excellent opportunities for walking, cycling, and outdoor activities, providing the perfect balance between countryside surroundings and convenient access to local amenities and transport links.

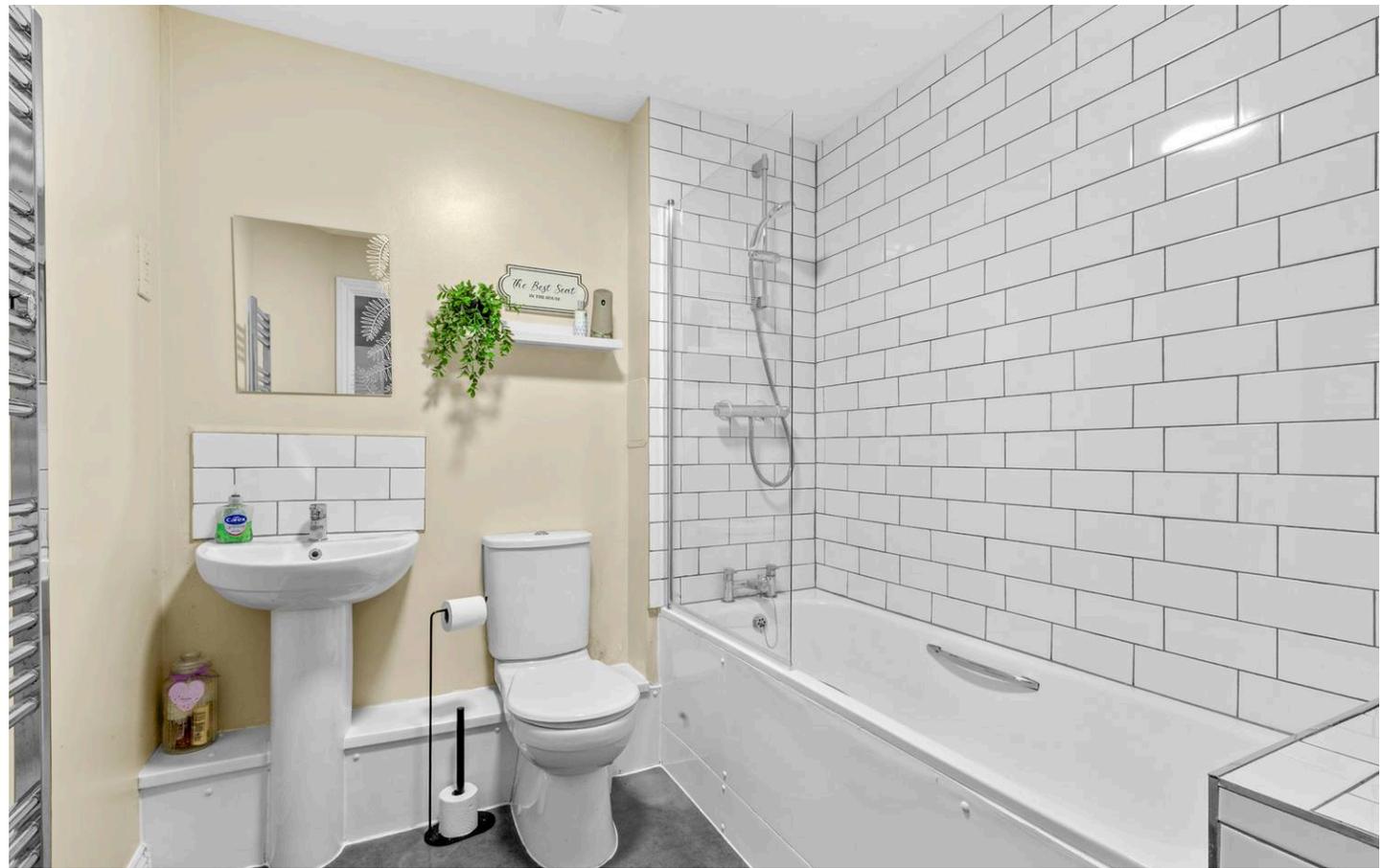
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

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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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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 £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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