



Grenville Avenue, Wendover - HP22 6AJ

Offers Over £600,000

 **TIM RUSS**
& Company



Grenville Avenue

Wendover

- Modern kitchen with island (integrated appliances and breakfast bar)
- Expansive landscaped garden
- Off-Street Parking
- Open plan living space
- Garden access via bi-fold doors and patio
- Skylights providing abundant natural light
- Contemporary bathroom with walk-in shower and bath
- Excellent transport & rail links via Wendover Station on the London Marylebone
- Walking distance to local schools and amenities, ideal for families.
- Extended Three Bedroom Semi-Detached House

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.



Grenville Avenue

Wendover

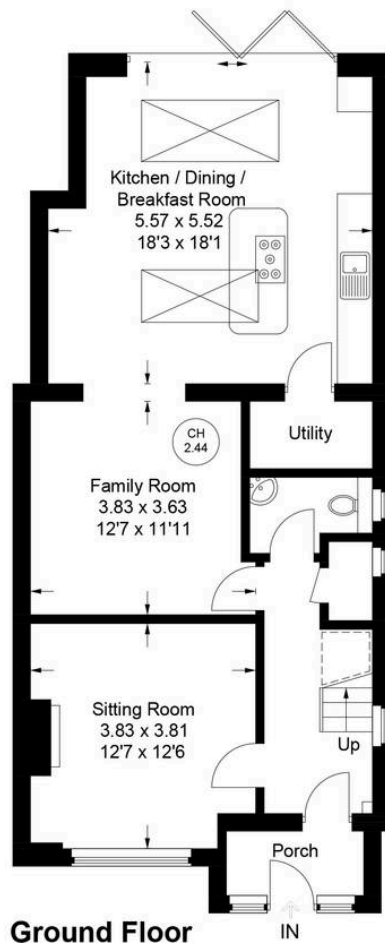
This beautifully presented three-bedroom semi-detached home offers spacious, contemporary living, perfect for families or anyone seeking a modern lifestyle. The ground floor features an impressive open-plan kitchen, dining, and living area, complete with sleek white cabinetry, integrated appliances, and a generous kitchen island with seating. Bi-fold doors, along with expansive skylights, flood the space with natural light and provide seamless access to the rear patio and extensive garden, creating a perfect blend of indoor and outdoor living. A convenient downstairs W/C adds everyday practicality, while two additional reception rooms offer flexible space for relaxation, entertaining, or working from home, each enhanced by large windows, built-in shelving, elegant wood flooring, and a cosy fireplace.

Upstairs, three well-appointed bedrooms provide comfortable accommodation, each with ample natural light, scenic views, built-in storage, and ceiling fans for added comfort. The modern family bathroom is finished with stylish tiling, a walk-in shower, and a separate sleek bathtub, offering a fresh and inviting retreat. The property's kerb appeal is enhanced by a charming front garden enclosed by a picket fence, a contemporary entrance door, and a well-maintained brick and white-rendered facade.

Additional features further elevate this home's appeal. The expansive rear garden is a true highlight, boasting a well-kept lawn, landscaped areas with decorative stones and a small pond, a practical storage shed, and a workshop—ideal for hobbies or additional storage. The sizeable patio is perfect for al fresco dining or entertaining in the warmer months. Off-road parking is provided by a generous gravel driveway, ensuring convenience for both homeowners and visitors.

Council Tax band: D - EPC Rating: D - Tenure: Freehold

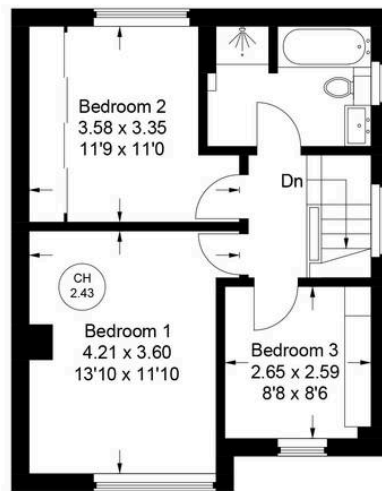




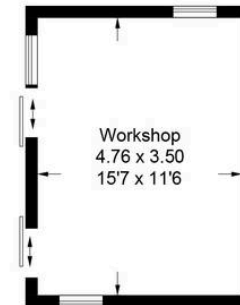
Ground Floor

CH 2.44 = Ceiling Height

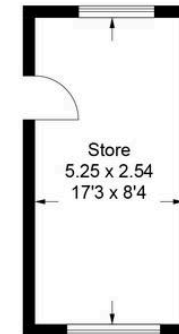
[Dashed Box] = Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Grenville Avenue, HP22

Approximate Gross Internal Area
 Ground Floor = 76.9 sq m / 828 sq ft
 First Floor = 43.2 sq m / 465 sq ft
 Outbuildings = 30.0 sq m / 323 sq ft
 Total = 150.1 sq m / 1616 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.



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.