



Grenville Avenue, Wendover

Offers Over £600,000





- Well-presented extended three-bedroom family home in a sought-after Wendover location
- Excellent access to Wendover High Street, highly regarded schools, and mainline station with direct links to London Marylebone
- Private rear garden, perfect for outdoor dining and relaxation
- Contemporary bathroom suite finished to a good standard
- Open-plan kitchen/dining arrangement ideal for everyday living and entertaining
- Bright and airy living room with excellent natural light
- Driveway providing secure off-street parking for multiple vehicles
- Close proximity to Wendover Woods and surrounding Chiltern countryside

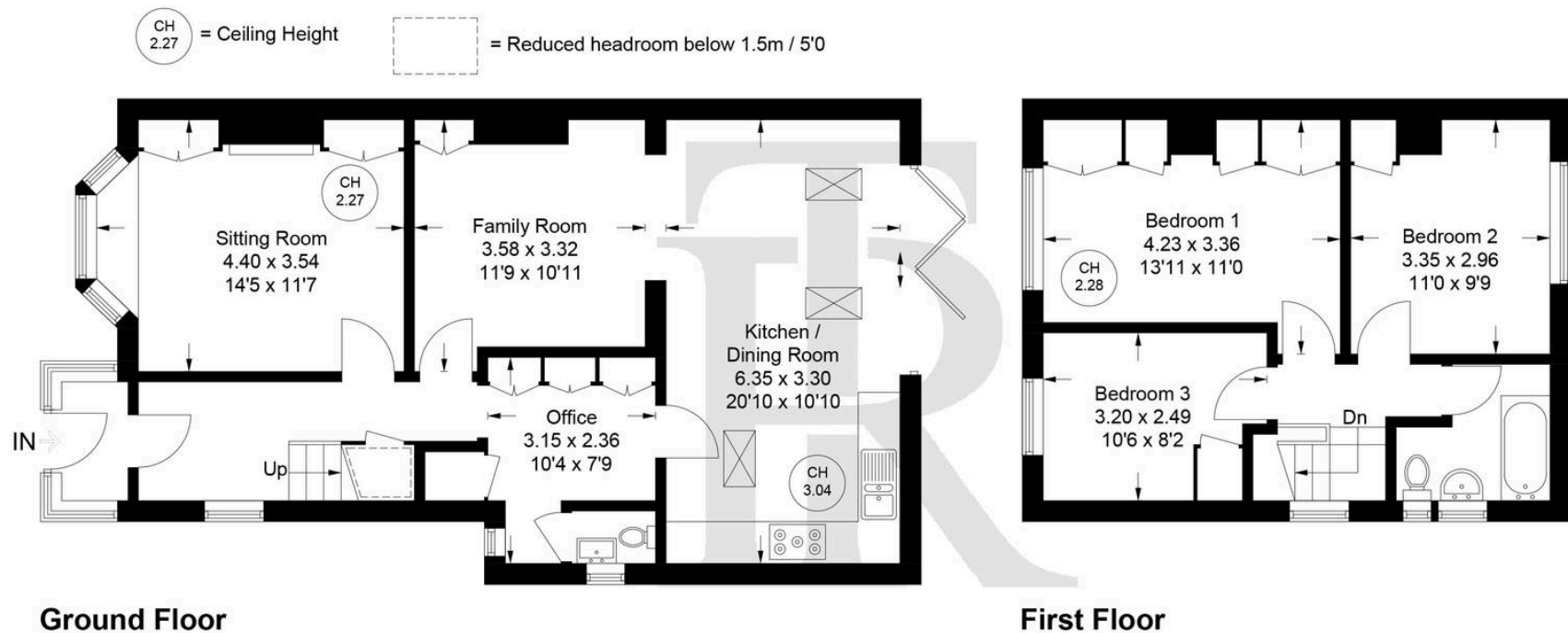
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- Council Tax band: D
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: D

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.



London Marylebone, making it an excellent choice for commuters and families alike. The spacious accommodation provides a bright and airy living room with excellent natural light, complemented by an open-plan kitchen and dining arrangement. The modern fitted kitchen features ample storage and generous worktop space, making it ideal for everyday living and entertaining. Bi-fold doors from the dining area create a seamless transition to the rear garden, perfect for indoor-outdoor living. Upstairs, there are three well-sized bedrooms, offering flexibility for family life or home working, as well as a contemporary bathroom suite finished to a good standard. Additional features include a downstairs W/C and a dedicated office or study, which benefits from a built-in pull-out desk within the central cupboard, maximising both space and functionality. The property is well-maintained throughout and ready for immediate occupation, providing a turnkey solution for prospective buyers. A driveway at the front offers off-street parking for multiple vehicles, while the property's proximity to Wendover Woods and the surrounding Chiltern countryside presents excellent opportunities for recreation and relaxation. The outside space is designed to enhance your lifestyle, offering a private rear garden that is perfect for outdoor dining, entertaining, and relaxation. The garden is accessed directly from the open-plan kitchen and dining area via bi-fold doors, creating a wonderful indoor-outdoor flow ideal for summer gatherings or quiet evenings at home. The well-tended lawn and established borders provide a tranquil setting, while a paved patio area offers the perfect spot for al fresco dining. The garden also benefits from a useful shed, providing additional storage space. It is enclosed for privacy and security, making it suitable for families and pets. To the front, the driveway provides ample off-street parking for multiple vehicles. The location also benefits from easy access to the A41, with good road links to Aylesbury, Tring, and beyond, making this home as practical as it is appealing. This property offers an excellent opportunity to enjoy both modern living and the beauty of the surrounding countryside.





Grenville Avenue, HP22 6

Approximate Gross Internal Area
 Ground Floor = 66.9 sq m / 720 sq ft
 First Floor = 39.5 sq m / 425 sq ft
 Total = 106.4 sq m / 1145 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

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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