



Grenville Avenue, Wendover - HP22 6AG
£500,000

 **TIM RUSS**
& Company



Grenville Avenue

Wendover

- Three Bedroom Semi - Detached
- Open Plan Living Space
- Enclosed Rear Garden
- Ground Floor WC
- New Bathroom in 2023
- Kitchen Updated in 2020
- Home Office/Garden Room
- Driveway with Off Street Parking
- Conservatory
- Potential to add a Rear Extension STPP

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

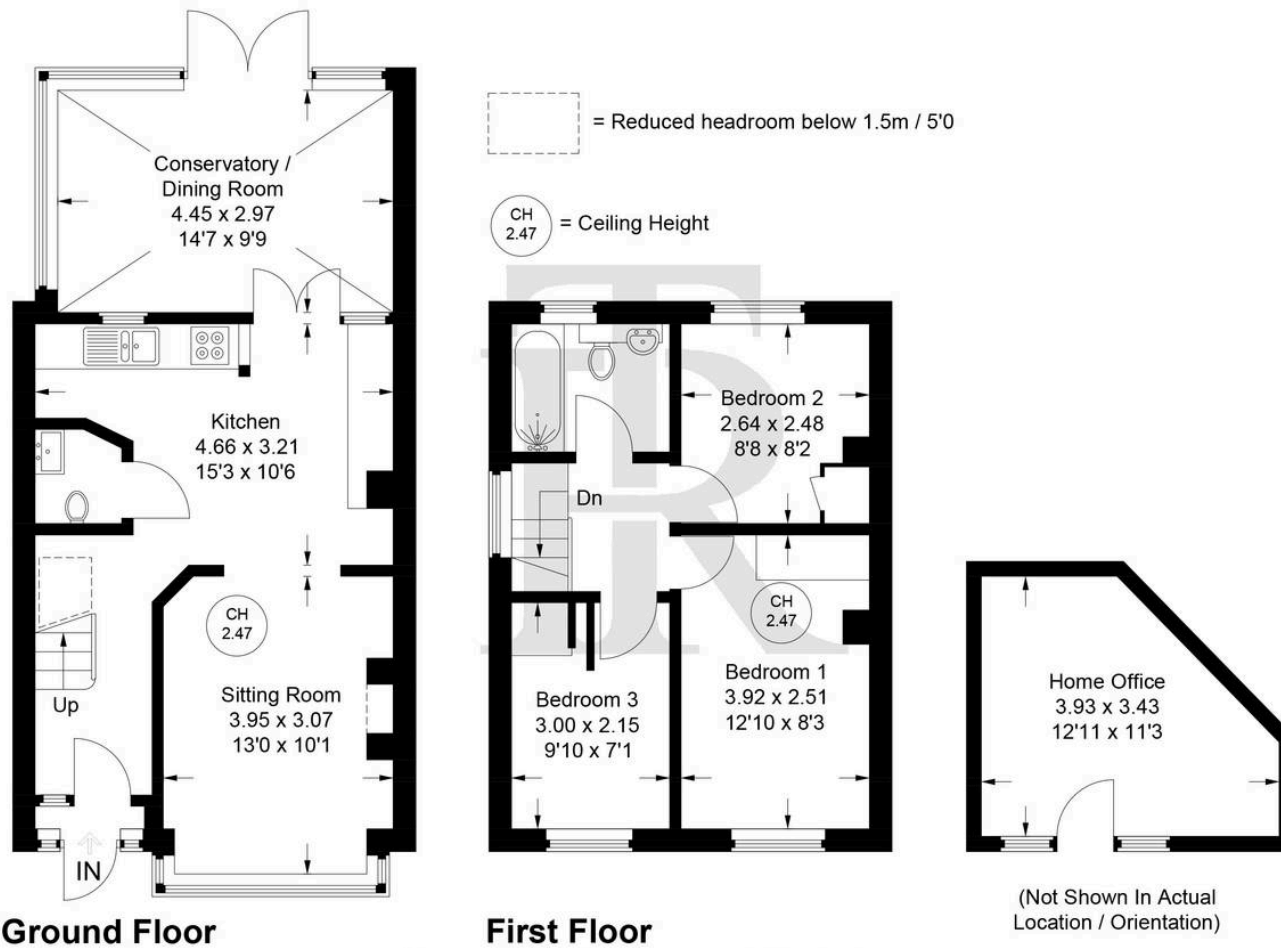
A three bed semi in quiet area with open plan living, conservatory, garden room, driveway, and enclosed garden. Updated kitchen and bathroom. Potential to extend (STPP). Close to schools and transport.

Nestled in a desirable residential area, this attractive three bedroom semi-detached house offers versatile and contemporary living across two well-appointed floors. The property welcomes you with a spacious entrance hall, leading into an open plan living and dining area, ideal for both family gatherings and entertaining guests. The modern kitchen, updated in 2020, features stylish cabinetry, providing a practical and inviting space for culinary pursuits. A bright conservatory extends from the main living area, creating a tranquil spot to relax while overlooking the garden. The ground floor also benefits from a convenient WC. Upstairs, you will find three bedrooms and the family bathroom which was newly installed in 2023 and boasts a sleek, contemporary finish. For those working from home, a dedicated home office or garden room provides a peaceful and productive environment, separate from the main living spaces. The property also offers the potential to add a rear extension (subject to planning permission), allowing you to further enhance the living space to suit your needs.

Outside, the home features an enclosed rear garden, perfect for children to play safely or for hosting summer barbeques with friends and family. The garden is mainly laid to lawn with attractive borders, complemented by a patio seating area that invites al fresco dining or morning coffee in the sunshine. The garden room, currently used as a home office, offers flexibility for a variety of uses such as a gym, studio, or additional storage. To the front, a private driveway provides off-street parking, ensuring convenience for both residents and visitors.

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





Grenville Avenue, HP22 6

Approximate Gross Internal Area
 Ground Floor = 47.5 sq m / 511 sq ft
 First Floor = 31.8 sq m / 342 sq ft
 Home Office = 11.3 sq m / 122 sq ft
 Total = 90.6 sq m / 975 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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