



Lionel Avenue, Wendover
£780,000





- Attractive four bedroom detached family home offering generous and versatile living accommodation
- Sought-after residential position on the ever-popular Lionel Avenue in the heart of Wendover
- Driveway parking with garage, providing excellent off-road parking and storage solutions
- Within easy reach of highly regarded local schooling, village amenities and countryside walks
- Convenient access to Wendover railway station, offering direct links into London, ideal for commuters
- Private rear garden offering an excellent space for outdoor dining, children to play, and summer entertaining
- Stunning large open plan kitchen / sitting / dining room, creating the perfect hub for modern family living and entertaining

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- Council Tax band: F
 - Tenure: Freehold

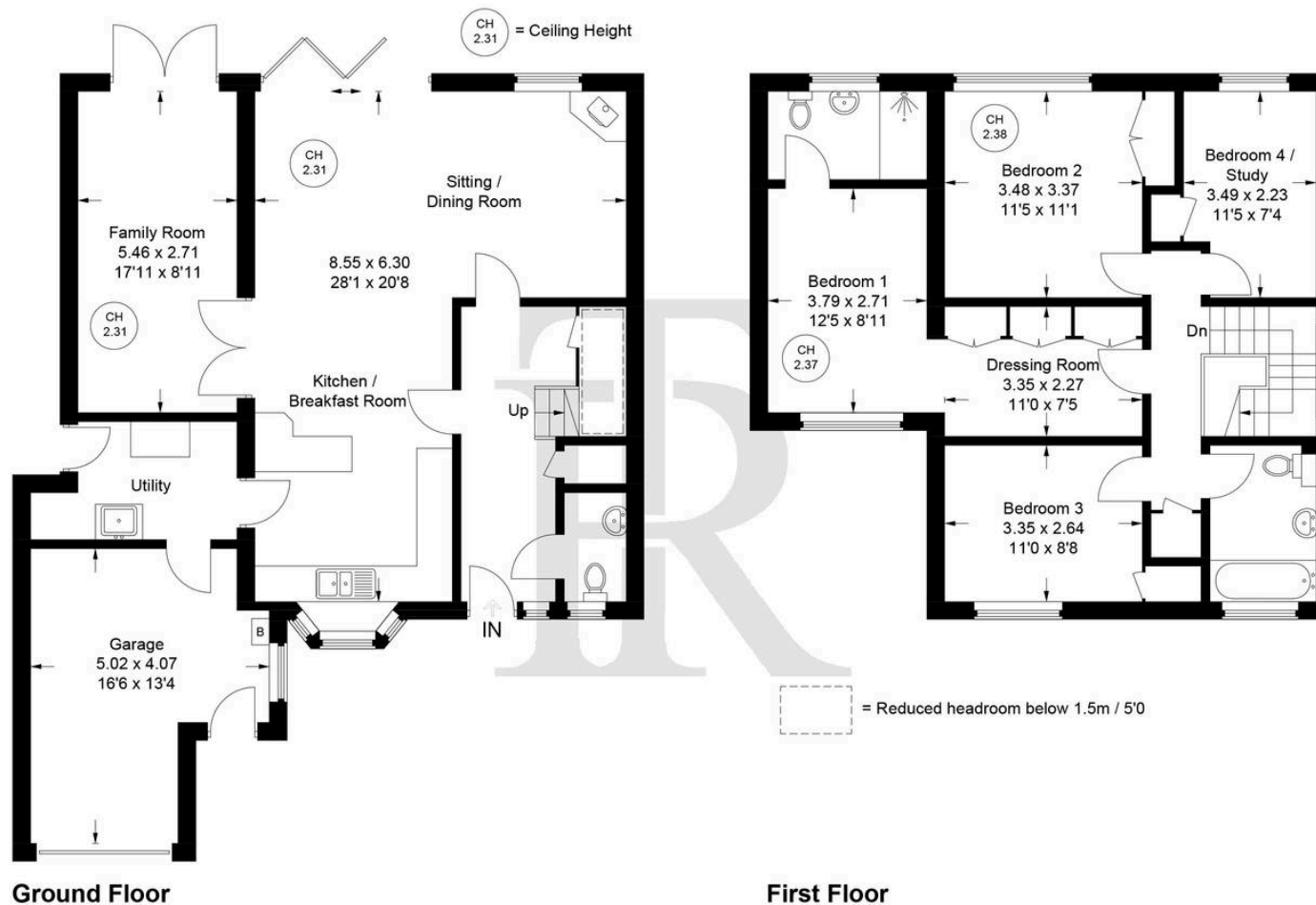
Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway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



Nestled on the ever-popular Lionel Avenue in the heart of Wendover, this attractive four bedroom detached family home presents generous and versatile living accommodation, thoughtfully designed for modern family life. The property features a stunning large open plan kitchen, sitting and dining room, complete with a wood burner and bi-fold doors that create a seamless transition to the garden, making it the perfect hub for both daily living and entertaining. A separate, versatile family room offers additional space for relaxation or play. The impressive principal suite boasts a dressing room and en-suite, alongside ample storage potential, while three further good-sized bedrooms provide flexibility for family, guests or home working. A stylish family bathroom, additional cloakroom and practical utility room enhance convenience and comfort. The property benefits from driveway parking and a garage, offering excellent off-road parking and storage solutions. Ideally positioned within easy reach of highly regarded local schools, village amenities and scenic countryside walks, this home also enjoys convenient access to Wendover railway station, providing direct links into London for commuters.

The private rear garden offers an inviting space for outdoor dining, summer entertaining and a safe area for children to play. Well maintained and thoughtfully landscaped, the garden features a spacious patio ideal for alfresco meals, with level lawn bordered by mature planting for year-round interest and privacy. The bi-fold doors from the main living area encourage a natural indoor-outdoor flow, perfect for hosting gatherings or simply enjoying quiet moments in the fresh air. The property's frontage provides ample driveway parking and access to the integral garage, ensuring practical solutions for families and visitors alike. With its blend of attractive outdoor areas and proximity to the village centre, this home is perfectly suited to those seeking a balance of tranquillity, convenience and community in a highly sought-after Wendover location.





Lionel Avenue, HP22 6

Approximate Gross Internal Area
 Ground Floor = 96.4 sq m / 1038 sq ft (Including Garage)
 First Floor = 70.8 sq m / 762 sq ft
 Total = 167.2 sq m / 1800 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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