



Haglis Drive, Wendover
£620,000

 **TIM RUSS**
& Company



- Spacious living room with dual aspect offering plenty of natural light and flexible layout
- Excellent transport links to A41, Aylesbury, and Wendover mainline station
- Close to local schools, shops, and amenities for everyday convenience
- Potential to extend & improve (STPP)
- Attractive three-bedroom detached home sat on a fantastic plot within a sought-after Wendover location
- Unusually large, private and well-maintained rear garden featuring a patio, circular lawn surrounded by mature beds, and a substantial vegetable garden
- Quiet residential street, perfect for families seeking a peaceful setting
- Garage and driveway offering off-road and secure parking

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- Council Tax band: F
 - 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.



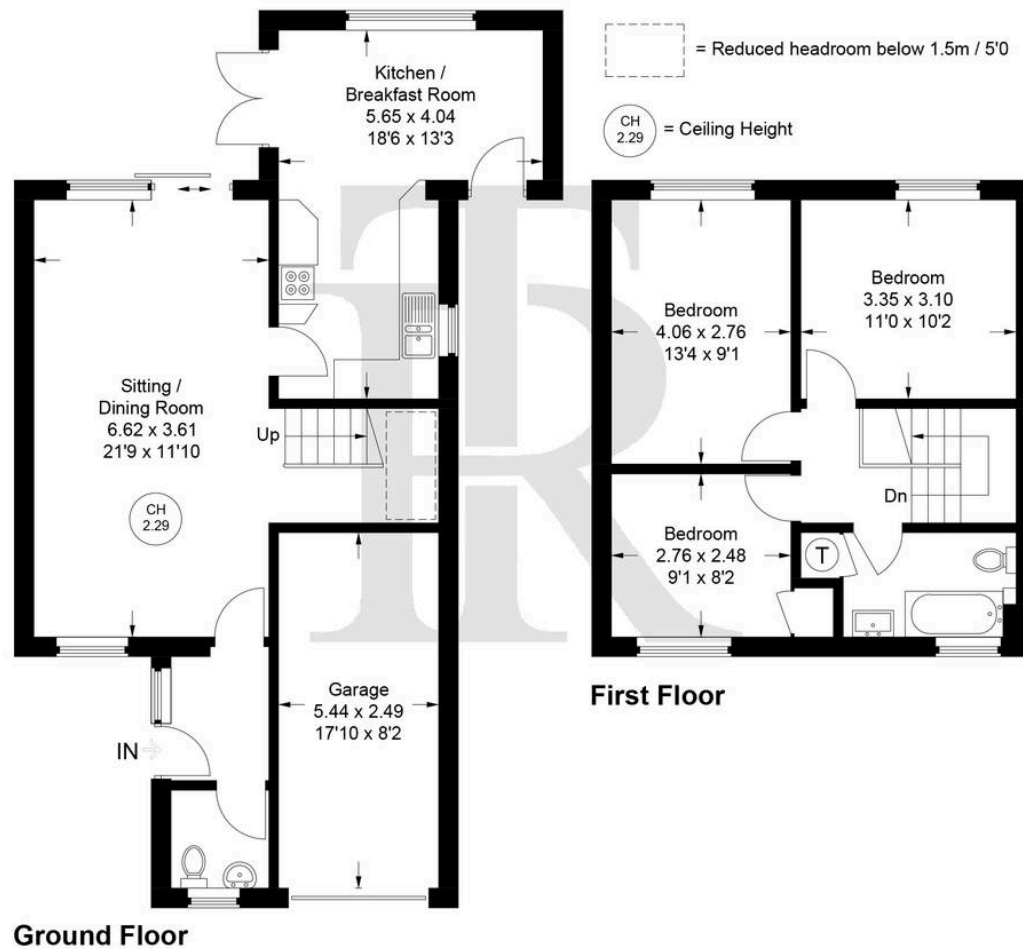
This attractive three-bedroom detached house is situated within a sought-after cul-de-sac in the highly desirable Wendover area, presenting a fantastic opportunity to acquire a wonderful home in a prime location. Now in need of updating and modernisation, the property offers excellent potential for buyers looking to put their own stamp on a home and add value over time.

The accommodation includes a spacious living room with dual aspect windows, allowing plenty of natural light and providing a flexible layout for modern living. The extended ground floor features a well-proportioned dining area that opens directly onto an unusually large, private and well-maintained rear garden, ideal for entertaining or family meals. A downstairs W/C adds convenience, while three generous bedrooms upstairs provide ample space for family life or home working. The property is well positioned for access to the A41, Aylesbury, and Wendover mainline station, offering excellent transport links for commuters, with local schools, shops, and everyday amenities all within easy reach.

The outside space is a particular highlight. The front garden is attractively landscaped with mature planting, enhancing the kerb appeal and creating a welcoming approach. To the rear, the unusually large, private and well-maintained garden features a patio, circular lawn surrounded by mature beds, and a substantial vegetable garden—perfect for keen gardeners or those seeking outdoor space for family enjoyment. A garage and driveway offer off-road and secure parking for multiple vehicles.

Overall, the property offers significant scope to extend and improve (subject to planning permission), making it an exciting prospect for buyers looking to create a long-term family home in a quiet and well-regarded Wendover setting.





Haglis Drive, HP22 6

Approximate Gross Internal Area
 Ground Floor = 53.5 sq m / 576 sq ft
 First Floor = 41.5 sq m / 447 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 108.3 sq m / 1166 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

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

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