



Woollerton Crescent, Wendover - HP22 6HT  
£600,000





## Woollerton Crescent

### Wendover

- No Onward Chain
- Lots of Potential to Extend (STPP)
- Four Bedrooms
- Two Reception and Conservatory
- Kitchen-Breakfast Room
- Large Rear Garden
- Off Street Parking
- Close to High Street and Amenities

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.

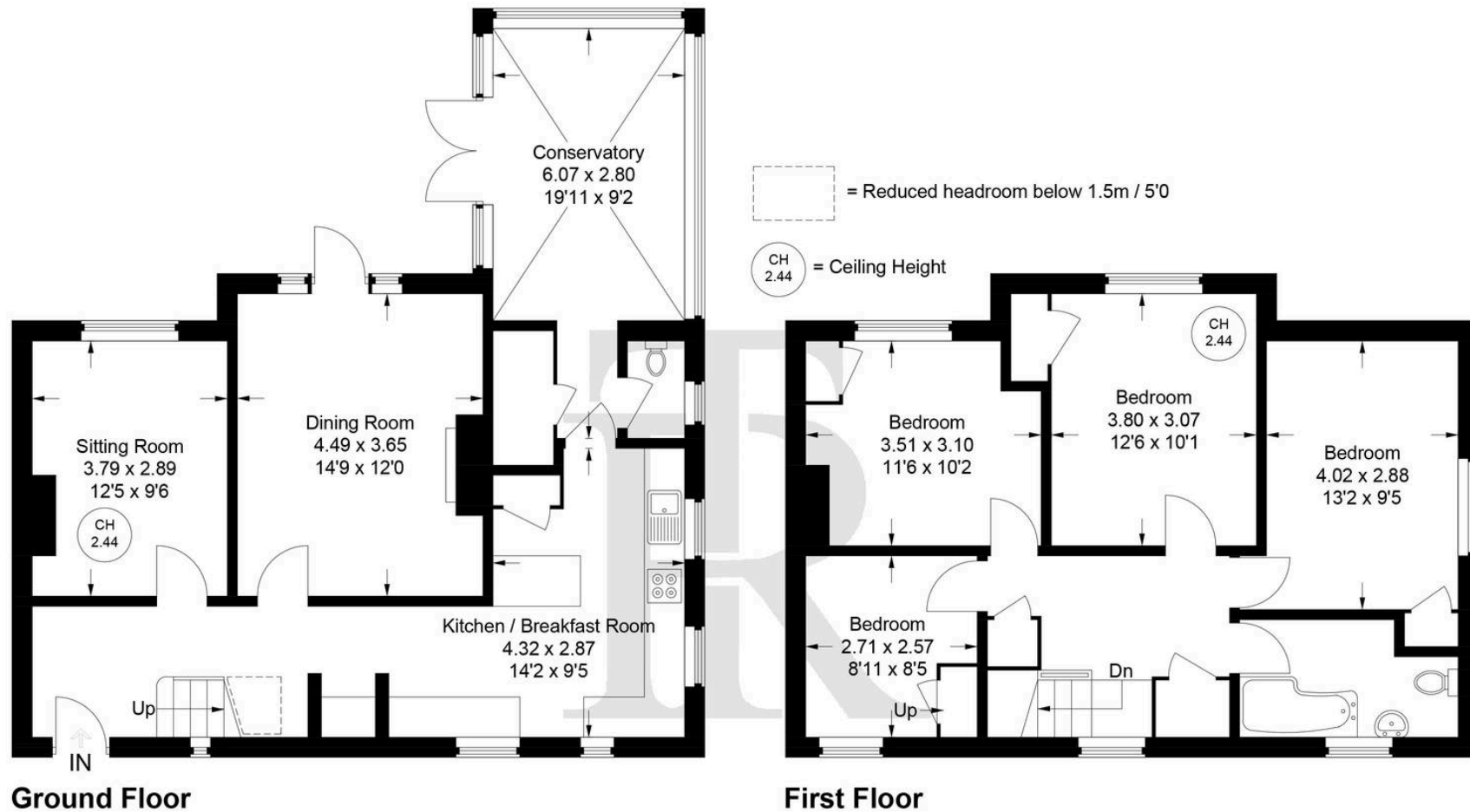


# Woollerton Crescent

## Wendover

This four bedroom semi detached house presents an excellent opportunity for families and investors alike, offering generous living accommodation and significant potential for future extension (subject to planning permission). The property is available with no onward chain, ensuring a straightforward and efficient purchase process. Upon entering, you are welcomed by a bright entrance hall that leads to two well-proportioned reception rooms, each providing flexible space for both formal entertaining and relaxed family living. The conservatory, accessed from the kitchen/breakfast room, offers an additional versatile space that can be enjoyed throughout the year, whether used as a playroom, dining area or peaceful retreat. The kitchen-breakfast room is fitted with a range of wall and base units, providing ample storage and worktop space and an double oven and gas hob. Upstairs, there are four bedrooms, all of which are well-sized and benefit from large windows that allow plenty of natural light to fill the rooms. The family bathroom is conveniently located on this level, catering to the needs of a growing household. The property also benefits from off street parking. Situated in a sought-after residential area, the house is ideally positioned within easy reach of the High Street, where a variety of shops, cafes, and essential amenities can be found, making day-to-day living both convenient and enjoyable. Local schools, public transport links, and recreational facilities are also close by, further enhancing the property's appeal to families. With its substantial footprint, scope for extension, and desirable location, this home offers a rare chance to create a bespoke family residence tailored to your own requirements and tastes. Early viewing is strongly recommended to appreciate the full potential and versatility that this property has to offer. Council Tax band: D - Tenure: Freehold - EPC Rating - TBA





## Woollerton Crescent, HP22 6

Approximate Gross Internal Area  
 Ground Floor = 73.6 sq m / 792 sq ft  
 First Floor = 59.8 sq m / 644 sq ft  
 Total = 133.4 sq m / 1436 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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