



TR
TIM RUSS
FOR SALE 01296 621177

9 Carrington Crescent, Wendover - HP22 6AW
£485,000





9 Carrington Crescent

Wendover, Aylesbury

- Well-presented three-bedroom semi-detached family home situated in a sought-after residential area of Wendover
- Spacious and versatile accommodation ideal for modern family living
- Contemporary fitted kitchen with ample storage and space for dining
- Well-proportioned bedrooms offering flexible accommodation for families or working from home
- Stylish family bathroom finished in a clean, neutral and modern style
- Private rear garden, ideal for entertaining, relaxing or family use

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.



9 Carrington Crescent

Wendover, Aylesbury

This well-presented three-bedroom semi-detached family home is situated in a highly sought-after residential area of Wendover, offering spacious and versatile accommodation that is ideal for modern family living. The property features a welcoming entrance hall leading to a bright and airy living room, which provides a comfortable space for relaxing or entertaining. The practical fitted kitchen boasts ample storage and generous workspace, complemented by a designated dining area that is perfect for family meals or casual gatherings.

Additional benefits include driveway parking, providing convenient off-street parking for multiple vehicles. The location is particularly attractive, with excellent proximity to highly regarded local schools, a range of amenities and picturesque countryside walks. For commuters, the property offers superb transport links to nearby Aylesbury and easy access to rail services into London, making it an ideal choice for those seeking a balance between town and country living. This home combines comfort, practicality and potential, presenting an excellent opportunity for buyers looking to settle in a desirable Wendover neighbourhood.

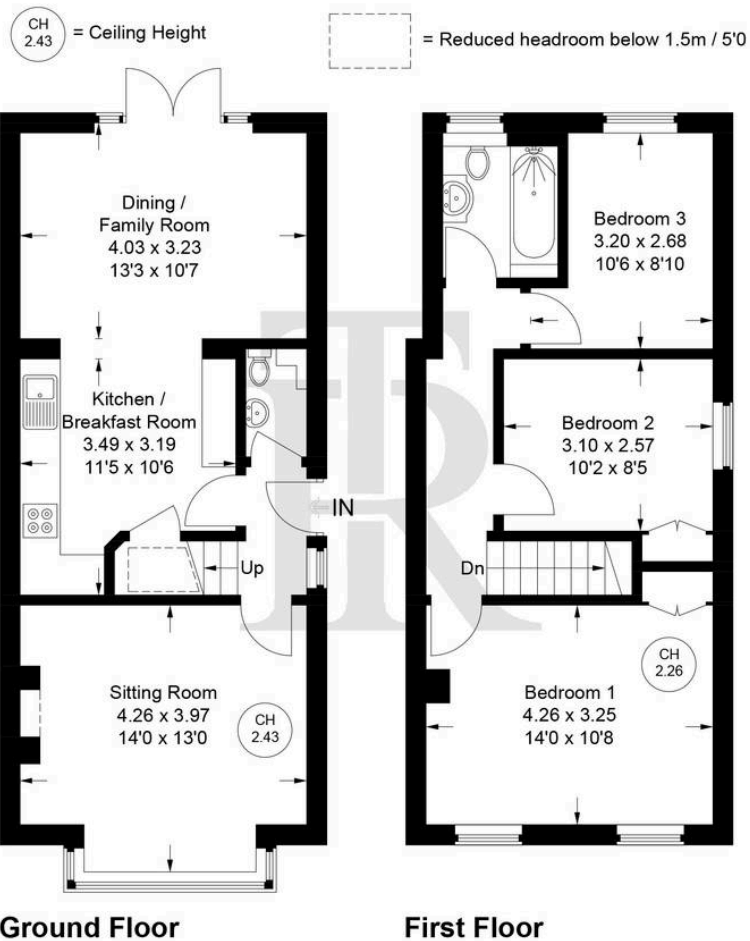
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Carrington Crescent, HP22 6

Approximate Gross Internal Area
 Ground Floor = 45.8 sq m / 493 sq ft
 First Floor = 42.7 sq m / 460 sq ft
 Total = 88.5 sq m / 953 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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By law we must verify every seller and buyer for anti-money laundering purposes.

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