



50 Halton Lane, Wendover - HP22 6AR  
£635,000

 **TIM RUSS**  
& Company



- Spacious four-bedroom semi-detached family home in a sought-after Wendover location
- Four well-proportioned bedrooms offering flexible family accommodation
- Bright and spacious living room, perfect for relaxing and entertaining
- Generous wraparound front, rear and side gardens, making full use of the impressive corner plot
- Private driveway offering ample off-street parking for multiple vehicles
- Excellent potential to extend or further enhance, subject to the necessary planning consents
- Ideally located within easy reach of Wendover High Street, highly regarded schools, Wendover Station and the picturesque Chiltern Hills
- Separate utility room providing additional storage, laundry facilities and direct access to the garden
- Modern fitted kitchen with ample storage, generous worktop space and room for everyday dining

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 spacious four-bedroom semi-detached family home is positioned on an impressive corner plot in one of Wendover's most sought-after residential locations. The property offers flexible and versatile accommodation, making it ideal for modern family living. The bright and airy living room provides the perfect space for relaxing or entertaining, while the separate dining room is well-suited for family meals or hosting guests. The modern fitted kitchen features ample storage, generous worktop space and room for every-day dining, complemented by a separate utility room that provides additional storage, laundry facilities and direct access to the garden. Four well-proportioned bedrooms offer comfortable accommodation for families of all sizes, including a ground floor bedroom with en-suite facilities, while the remaining bedrooms are served by a contemporary family bathroom located on the first floor. A separate home studio or office is ideal for remote working or creative pursuits. The property also offers excellent potential to extend or further enhance (subject to the necessary planning consents), allowing you to tailor the space to your needs. Ideally located within easy reach of Wendover High Street, highly regarded schools, Wendover Station and the picturesque Chiltern Hills, this home combines convenience with a tranquil setting.

The outside space is a true highlight of this property, with generous wraparound gardens to the front, side and rear that make full use of the impressive corner plot. Mature trees, established borders and well-maintained lawns create a private and attractive environment for outdoor living. A charming pergola provides the perfect setting for al fresco dining, entertaining guests or simply relaxing whilst enjoying the peaceful surroundings. The private secure driveway provides ample off-street parking for multiple vehicles, while a summer house and multiple sheds offer excellent additional storage or potential for hobbies and leisure activities. The garden's thoughtful layout combines open lawns with secluded seating areas, creating a versatile outdoor space that is both practical and inviting. Whether you are looking for a home with space to grow, room to entertain or a tranquil garden retreat.





## Halton Lane, HP22 6

Approximate Gross Internal Area  
 Ground Floor = 79.9 sq m / 860 sq ft  
 First Floor = 43.0 sq m / 463 sq ft  
 Outbuildings = 20.8 sq m / 224 sq ft  
 Total = 143.7 sq m / 1547 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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