



Cavendish Close, Wendover

Offers Over £550,000

 **TIM RUSS**
& Company



- Situated in the highly sought-after village of Wendover
- Three-bedroom detached family home in a quiet cul-de-sac location
- Bright and airy dual-aspect sitting/dining room
- Excellent access to local amenities, highly regarded schools, and Wendover mainline station with direct links to London
- Private and well-maintained rear garden
- Driveway parking with integral garage offering secure off-street parking
- Front & Rear Gardens
- Scope to extend or reconfigure (subject to planning permission)
- Well-presented throughout, ready for immediate occupation
- Convenient access to countryside walks and the Chiltern Hills

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- Council Tax band: E
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: D
 - EPC Environmental Impact 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.



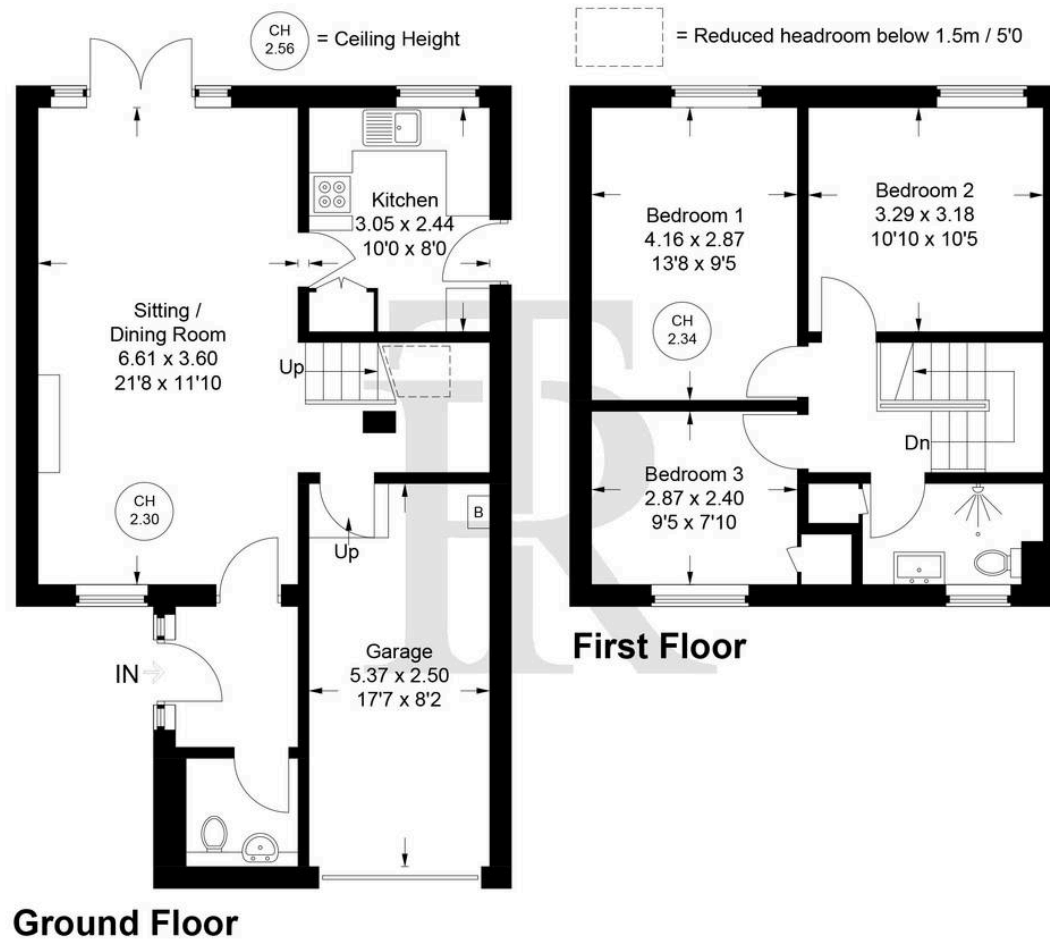
3 Cavendish Close

Wendover

This well-presented three-bedroom detached house is located in a highly sought-after cul-de-sac in the picturesque village of Wendover. The property offers an ideal setting for family living, combining peace and privacy with excellent access to local amenities, highly regarded schools, and Wendover mainline station, which provides direct links to London. The spacious and bright dual-aspect sitting and dining room welcomes natural light throughout the day, creating a warm and inviting atmosphere perfect for relaxing or entertaining. The kitchen is thoughtfully laid out, with ample storage and workspace, and there is scope to extend and improve throughout to add your own stamp to the property (subject to planning permission), allowing you to adapt the space to your needs. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, complemented by a main shower/wet room. The property is ready for immediate occupation, offering a rare opportunity to move straight in and enjoy the benefits of village living.

The outside space is equally appealing, with a private and low-maintenance rear garden that provides an ideal area for children to play, for gardening enthusiasts to enjoy, or for hosting summer gatherings. The garden is well maintained and enjoys a good degree of privacy, making it a tranquil retreat. To the front, there is a neat garden area and a driveway offering off-street parking, as well as an integral garage that provides secure storage or additional parking. The property's position in a quiet cul-de-sac ensures minimal passing traffic, while still being within easy reach of countryside walks and the scenic Chiltern Hills. Whether you are looking to relax outdoors, enjoy weekend walks, or simply appreciate the peace and quiet of village life, this property offers a wonderful balance of indoor comfort and attractive, practical outside space.





Cavendish Close, HP22 6

Approximate Gross Internal Area
 Ground Floor = 58.7 sq m / 632 sq ft (Including Garage)
 First Floor = 41.2 sq m / 443 sq ft
 Total = 99.9 sq m / 1075 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.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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