



4 Parton Close, Wendover - HP22 6LR
£560,000



- Spacious two-bedroom detached bungalow in a highly sought-after Wendover location
- Walking distance to Wendover High Street, local amenities and the mainline station, with easy access to Wendover Woods and the Chiltern Hills
- Conservatory overlooking the rear garden
- Private and enclosed rear garden, perfect for relaxing or entertaining
- Private driveway and garage providing ample off-street parking and excellent storage
- Excellent scope to improve or extend (subject to the necessary planning permissions)
- Bright and spacious living/dining room with excellent natural light
- Additional separate W/C, providing added convenience for residents and guests

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- Council Tax band: E
 - Tenure: Freehold

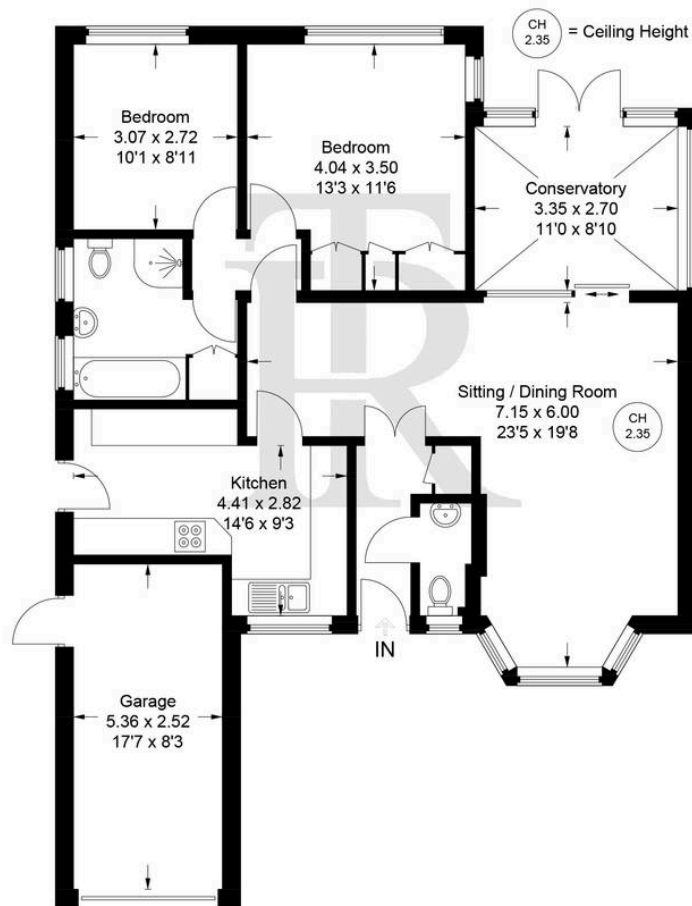
Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway 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.



Nestled in a peaceful cul-de-sac within one of Wendover's most desirable neighbourhoods, this spacious two-bedroom detached bungalow presents an excellent opportunity for those seeking comfort, privacy and convenience. The property features a bright and airy living/dining room that benefits from excellent natural light, creating a welcoming atmosphere for both relaxing and entertaining. The fitted kitchen offers ample storage and generous worktop space, making meal preparation both practical and enjoyable. Both bedrooms are well-proportioned doubles, providing plenty of room for furnishings and storage. The well-appointed family bathroom is complemented by an additional separate W/C, adding further convenience for residents and guests. The conservatory, positioned to the rear of the property, boasts pleasant views of the garden and serves as an ideal spot for morning coffee or quiet reading. With the added benefits of a private driveway and a garage, the bungalow offers ample off-street parking and valuable storage solutions. The property also provides excellent scope to improve or extend (subject to the necessary planning permissions), allowing buyers to create a home tailored to their needs. Located within walking distance of Wendover High Street, the mainline station and local amenities, this home is perfectly situated for easy access to Wendover Woods and the beautiful Chiltern Hills.

The outside space is a particular highlight, featuring a private and enclosed rear garden that offers a tranquil retreat for relaxing or entertaining family and friends. Well-maintained lawns and established borders create a pleasant backdrop, while the generous patio area is perfect for al fresco dining or summer barbeques. The garden is securely fenced, making it suitable for children or pets to enjoy safely. The front of the property boasts a neat driveway with space for multiple vehicles, as well as a garage that provides additional parking or excellent storage options for gardening equipment, bicycles or hobbies. Mature shrubs and planting to the front and rear add a touch of greenery and enhance the sense of privacy.





Ground Floor

Parton Close, HP22 6

Approximate Gross Internal Area = 88.3 sq m / 950 sq ft

(Including Garage)

Garage = 13.2 sq m / 142 sq ft

Total = 101.5 sq m / 1092 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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