



Lambe Road, Wendover

Guide Price £600,000

 **TIM RUSS**
& Company



- Impressive Three Bedroom End-Terrace Family Home in a Highly Desirable Wendover Location
- Excellent Space for Modern Family Living & Entertaining
- Contemporary Family Bathroom
- Excellent Off-Street Parking For Two Vehicles
- Excellent Access to Wendover Village, Local Amenities, Countryside & Commuter Links
- Stylishly Appointed Kitchen & Dining Area
- Beautifully Presented & Ready to Move Straight Into
- Dedicated Study Providing an Ideal Home Office or Quiet Workspace
- Beautifully Landscaped Rear Garden Offering a Private & Attractive Rear Garden
- Convenient Ground Floor Cloakroom/WC
- Spacious & Versatile Living Accommodation Throughout

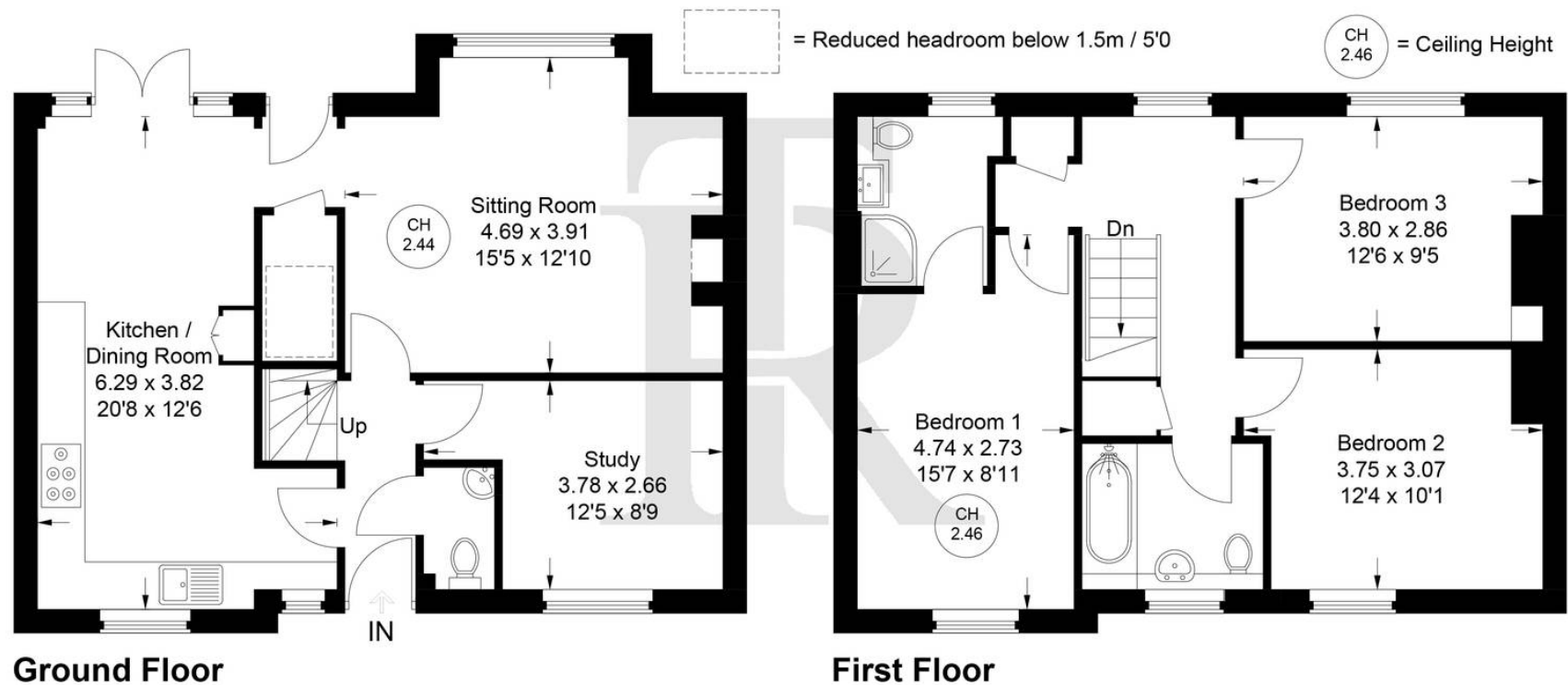
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- Council Tax band: D
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: C

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 impressive three bedroom end-terrace family home is beautifully presented throughout and ready for immediate occupation. Located in a highly desirable Wendover setting, the property combines stylish modern living with practical family features. The welcoming entrance hall leads to a spacious living room, ideal for relaxing or entertaining guests. The heart of the home is a contemporary kitchen and dining area, thoughtfully appointed with sleek cabinetry and integrated appliances (perfect for family meals or hosting friends). A dedicated study provides an ideal home office or quiet workspace, while a convenient ground floor cloakroom/WC adds further practicality for busy households. Upstairs, the generously proportioned principal bedroom benefits from a private en-suite shower room. Two further bedrooms offer excellent accommodation for family or guests and are served by a contemporary family bathroom. The property is situated within a highly desirable school catchment area, offering excellent access to local and grammar schools. Residents will appreciate the proximity to Wendover village, local amenities, and the beautiful surrounding Chiltern countryside. Commuters benefit from excellent connections, with Wendover Station providing direct services to London Marylebone, and easy access to Aylesbury, Tring, and the wider Chilterns. The outdoor space of this home is equally impressive. The beautifully landscaped rear garden provides a private and attractive retreat, perfect for al fresco dining, children's play, or simply relaxing in the fresh air. Mature planting, well-maintained lawns, and thoughtfully designed seating areas create a tranquil environment for outdoor enjoyment throughout the year. The garden is securely enclosed, offering peace of mind for families and pet owners alike. To the rear, the property benefits from excellent off-street parking for two vehicles, a rare advantage in this sought-after location. The home is ideally positioned for access to Wendover Woods and the stunning Chiltern countryside (offering a wealth of walking, cycling, and leisure opportunities right on the doorstep).





Tim Russ and Company

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