



Longcroft Avenue, Wendover - HP22
£520,000

TR TIM RUSS
& Company



Longcroft Avenue

Wendover

- Council Tax band: D
- 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.

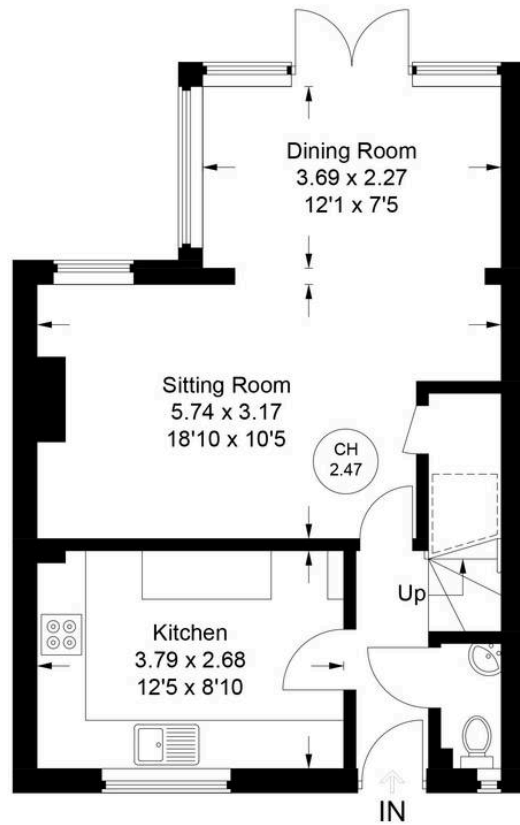


This impressive four-bedroom end of terrace family home is presented to a high standard and occupies a desirable position on a quiet, tree-lined avenue in the popular Wendover area. The property offers a well-designed layout, featuring a spacious open plan living and dining area that is ideal for both family life and entertaining. The modern fitted kitchen provides ample storage and generous workspace, making it perfect for those who enjoy cooking. There is also a convenient downstairs W/C, adding practicality for family and guests.

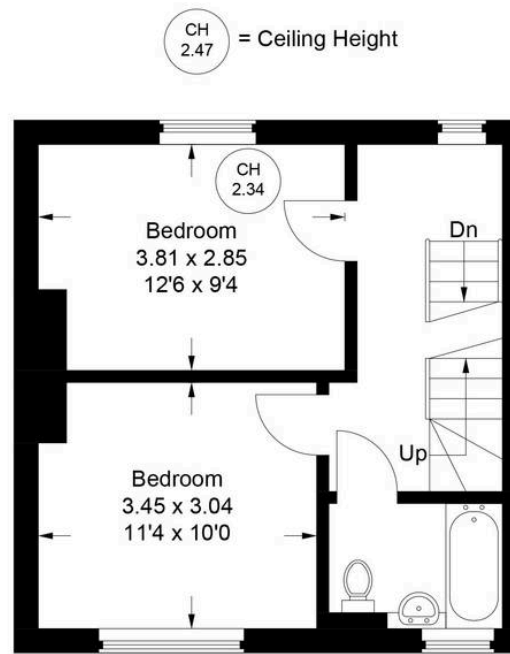
Upstairs, the property boasts four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, while a practical family bathroom serves the remaining rooms. The house benefits from excellent school catchment, with John Hampden, Wendover C of E, and John Colet schools all nearby. For commuters, Wendover Station is just 1.3 miles away, providing direct trains to London Marylebone. The property is also conveniently located 1.1 miles from Wendover High Street, offering a selection of local shops, cafés, and restaurants, just a short walk from the front door you'll find access to Wendover Woods, perfect for walking, cycling, and family days out.

The outside space is equally impressive, with attractive front and rear gardens providing a tranquil setting for relaxation and outdoor activities. The front garden features a patioed area, offering additional space and side access into the rear garden. The generous rear garden provides a private retreat with plenty of space for children to play or for summer entertaining. Off-street parking is located to the rear of the property, accessed through the garden, providing convenience for residents and visitors alike. The rear garden features a lawned area and patio, perfect for alfresco dining or enjoying the sunshine. Thoughtfully designed and well-maintained borders provide a real feeling of privacy and retreat.

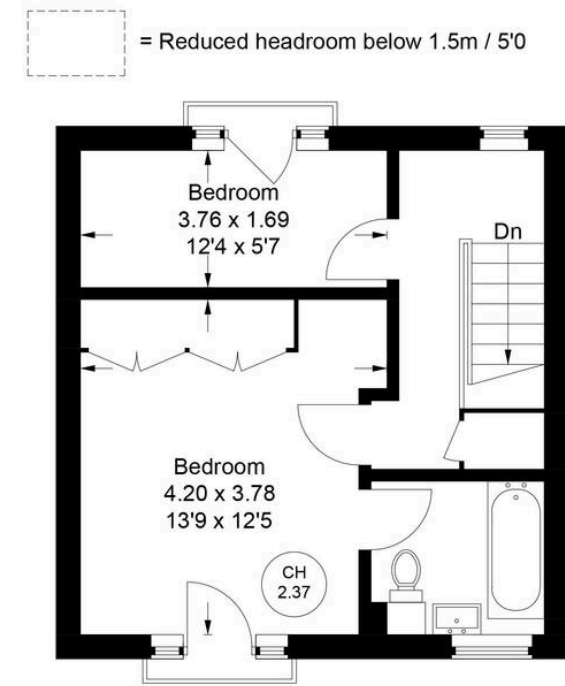




Ground Floor



First Floor



Second Floor

Longcroft Avenue, HP22

Approximate Gross Internal Area
 Ground Floor = 43.9 sq m / 472 sq ft
 First Floor = 34.5 sq m / 371 sq ft
 Second Floor = 34.8 sq m / 374 sq ft
 Total = 113.2 sq m / 1217 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

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

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

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 £60 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.