



**The Tanyard, Tring Road, Wendover,
Buckinghamshire, HP22 6ND**

 **Christopher Pallet**
Professional advice since 1973

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Tring Road,
Wendover,
Buckinghamshire,
HP22 6ND**

**Guide Price £265,000
Leasehold**

An excellently appointed three-bedroom maisonette, ideally positioned just off Wendover High Street, offering generously proportioned accommodation and allocated parking. Set in a prime location with easy access to local shops, restaurants, and Wendover train station, this bright and well-laid-out home is perfect for buyers seeking a blend of convenience, space, and village charm.

This first-floor property features a spacious 15ft sitting room with attractive views, a well-equipped kitchen/breakfast room, and three well-sized bedrooms, all complemented by double glazing and electric heating. With allocated parking and excellent local amenities on the doorstep, it presents a rare opportunity in this highly desirable Buckinghamshire village.

Located just moments from Wendover High Street above Andrew Gardner Menswear shop, this maisonette enjoys all the benefits of village living with easy access to everyday amenities. Wendover offers a range of independent shops, eateries, and a weekly market, all within walking distance. Nestled at the foot of the Chiltern Hills, it provides beautiful countryside walks and excellent schools for all age groups. The mainline train station connects to London Marylebone in under 50 minutes, making it an ideal location for commuters seeking a semi-rural lifestyle.





An excellently appointed maisonette, ideally positioned and offering generously proportioned accommodation

The Accommodation

Accessed via external stairs from the rear carpark, the front door opens to an entrance hallway. The 15ft sitting room enjoys a pleasant outlook to the front of the building and offers ample space for seating and entertaining. The kitchen/breakfast room is fitted with a wide range of eye and base level units, with space for appliances and a rear aspect window for natural light. The master bedroom is a generous 15ft with twin front windows, while two additional bedrooms are positioned to the rear, ideal for family, guests, or home working. The bathroom includes a three-piece suite and side-facing window, completing the internal layout.

Outside

The property is accessed via a set of external steps leading from the private residents' carpark to the first-floor entrance. Allocated parking is provided for residents, offering convenience in a central location.

Leasehold Details

149 years remaining. Buildings Insurance current year (March 25 to March 26) £399.15. Ground rent £0. Maintenance - responsible for 20% of buildings maintenance costs on ad-hoc basis. Further information can be sort from the selling agent.



Directions

From the clock tower at the bottom of the High Street, head along the Tring Road and the property can be found on the left hand side, above Andrew Gardener's accessed via the rear.

Council Tax: Band D

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

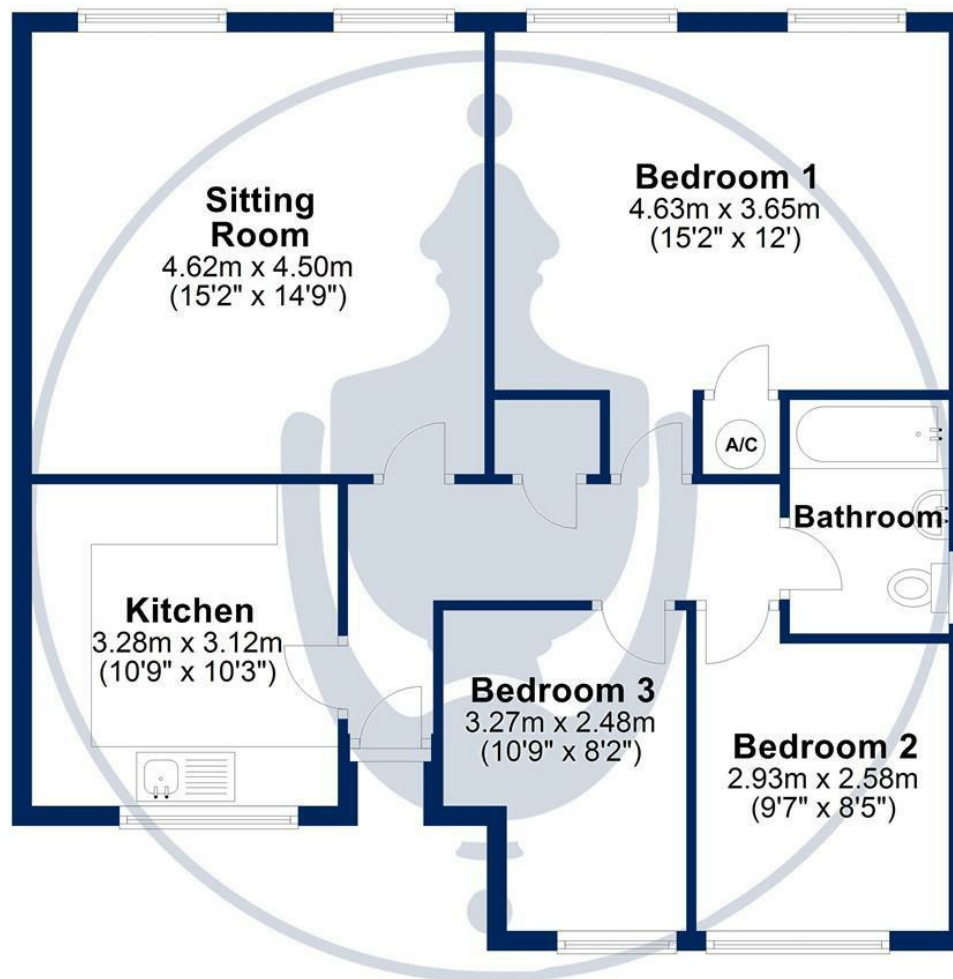
Viewing and Contact Details



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Total area: approx. 78.6 sq. metres (846.1 sq. feet)

For illustration purposes only - not to scale



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