Nan Aires

Wingrave Aylesbury, HP22 4QZ

Offers In Excess Of £500,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this spacious three bedroom link detached family home, situated within this sought after Buckinghamshire village. The property offers well proportioned accommodation throughout, comprising an entrance hall, living room, refitted kitchen/dining room, cloakroom/WC, utility room, three bedrooms and a family bathroom. Additional benefits include gas central heating, excellent potential to extend (STPP) double glazing, generous driveway parking for multiple cars and a generous enclosed rear garden. Viewing is highly recommended to appreciate the setting and finish of this property.

Location:

The village of Wingrave is nestled in the picturesque Buckinghamshire countryside, and boasts plenty of local amenities, with residents benefitting from local shops, public houses and green spaces. The village further benefits from falling within catchment for sought after grammar schooling as well as the popular Cottesloe School, and excellent transport links to nearby Aylesbury, Milton Keynes and beyond thanks to the accessibility of Junction 11A of the M1. The village is situated approximately 15 minutes' drive from Leighton Buzzard Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property also enjoys a close proximity to a number of outstanding walks and nature reserves.

Ground Floor:
The ground floor is arranged to provide a welcoming and spacious feel, with a bright entrance hallway with doors leading to the living room and cloakroom/WC. The cloakroom/WC comprises of a low level WC and vanity hand wash basin. The generous living room, is perfect for both relaxing and entertaining with stairs leading to the first floor. To the rear, a well-appointed refitted kitchen/dining room creates a sociable hub of the home, offering ample storage and workspace along with space for family dining, with direct access out to the garden. There is a door leading to the utility room from the garden which has ample space for white goods.

First Floor:
Upstairs, the first floor comprises three well-proportioned bedrooms, including a comfortable master bedroom, alongside two further bedrooms that can easily accommodate family, guests, or home working. These are served by a modern three piece family bathroom fitted with a contemporary suite and comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

Outside:
Outside, the property enjoys a generous private rear garden, mainly laid to lawn with an extended patio area ideal for outdoor dining and entertaining. There is shrubbery boarders which compliments the lawn area. To the front, a driveway provides off-road parking for multiple cars and leads to the garage, adding further convenience and storage.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan

Total Area: 905 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk