



Rothschild Road, Wing, LU7 0NL

Offers In Excess Of £300,000

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# Rothschild Road, Wing, LU7 0NL

- Characterful & Modernised Terraced House
- Two Double Bedrooms
- Newly Refitted Kitchen & Shower Room
- Cosy Living Room with Separate Dining Area
- Centrally Positioned in Village of Wing
- Study Area Below Stairs
- Excellent For Commuting to M1, A5 & A4146
- Low Maintenance Rear Garden
- Fitted Study Desk Under Stairs
- Grammar School Catchment

Situated on the historic and characterful Rothschild Road in the heart of the Buckinghamshire village of Wing, this beautifully presented two double bedroom period terraced home has been thoughtfully and tastefully improved by the current owners.

The property effortlessly blends charming original features with stylish modern updates, creating a warm and inviting home that combines period character with contemporary comfort.

The property offers generously proportioned rooms throughout, with accommodation totalling just under 700 square feet, along with a useful loft area providing additional storage.

Entering from the courtyard through the front door, you are welcomed into a bright, warm and comfortable living room with the space offering a versatile layout, perfect for modern living. Leading seamlessly through to the dining room, this generously sized area is ideal for entertaining as is open plan to the kitchen. A clever under-stairs nook provides a handy study desk for home working, while adjacent shelving offers the perfect spot for a bar or coffee station.

Off the dining room, the kitchen has been recently upgraded with contemporary shaker-style wall and base units, complemented by wood-effect work surfaces and a range of integrated appliances. At the far end of the ground floor, the family bathroom has also been recently updated with a modern suite, including a large walk-in shower, a hand wash basin with storage and wall-mounted taps, and a low-level WC. The shower area is further enhanced by striking green subway-effect tiling, fully tiled for a bold and contemporary look.

Stairs rise up to the first floor landing where there are two generously sized double bedrooms, the master having fitted wardrobes. Additionally there is access into the loft space for storage.

To the front, the property enjoys a low-maintenance courtyard garden enclosed by attractive iron railings with a gated entrance. A paved pathway leads to the front door, complemented by a timber bin storage unit, while a convenient side alley provides access through to the rear garden.

To the rear, the property benefits from a private garden enclosed by timber fencing. A paved pathway extends from the back of the house to a seating area

## Floor Plan



## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

**IMPORTANT:** Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.