



123 Leighton Road

Wing | Leighton Buzzard | Buckinghamshire | LU7 0ND



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Williams Properties are delighted to welcome to the market this fantastic four bedroom detached property, located in the ever sought after village of Wing, Buckinghamshire. The property consists of a kitchen/breakfast room, dining room, living room, study, downstairs WC, four double bedrooms, family bathroom and an en-suite. Outside there is a rear garden, store room, double garage with the potential for an annexe and driveway parking for multiple vehicles. Viewing comes highly recommended on this superb family home.

Guide price £700,000

- Four Double Bedrooms
- Kitchen/Breakfast Room
- Village Location
- Double Garage and Large Driveway
- Detached
- En-Suite to Main Bedroom
- Three Reception Rooms
- Viewing Highly Recommended

Wing

The desirable village of Wing is steeped in history including the Saxon cemetery and Church, the Medieval castle Mound and the original Ascott House gardens. The village offers a wide range of amenities including a village hall, eateries, local pubs, village shops, recreation ground, sports & social club, local nature walks and primary and secondary schools. Wing village is approximately 8 miles from Aylesbury and can be found between Aylesbury and Leighton Buzzard.

Council Tax

Band E

Local Authority

Buckinghamshire Council

Services

All main services available.

Entrance

Enter via the front door into the entrance hall. There are doors leading into the kitchen/breakfast room, dining room, study and downstairs WC. Stairs rise up to the first floor landing.

Kitchen/Breakfast Room

Kitchen/breakfast room consists of tiles laid to the floor and a range of wall and base mounted units, with wooden worktops. Inset stainless steel sink, draining board and mixer tap. There is an integrated washing machine and dishwasher, with space for a free standing oven and American style fridge/freezer. Door leading out into the rear garden and windows to the rear and side aspects. There is space for a breakfast table and other furniture.



The property is within close proximity to Wing Surgery, Post Office, Sports and Social Club, Overstone Combined School, The Cottesloe School and a range of eateries.



Dining Room

Dining room consists of wooden flooring, door leading out into the rear garden and double doors leading into the living room. There is space for a dining set and a range of other dining room furniture.

Living Room

Living room consists of wooden flooring, door leading out into the rear garden and windows to the rear and side aspects. There is ample space for a three piece suite and other living room furniture.

Study

Study consists of wooden flooring and windows to the front and side aspects. There is space for a range of different furniture.

Downstairs WC

Downstairs WC consists of tiles laid to splash sensitive areas and a window to the side aspect. There is a hand wash basin and low level WC.

First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into all four bedrooms, family bathroom, airing cupboard and a storage cupboard.

Main Bedroom and En-Suite

Main bedroom consists of wooden flooring, built in wardrobe, door leading into the en-suite and windows to the front, rear and side aspects. There is space for a double bed and other bedroom furniture. En-suite consists of tiles laid to the floor and to splash sensitive area. There is a shower cubicle, hand wash basin and low level WC. Window to the rear aspect.

Bedroom Two

Bedroom two consists of carpet laid to the floor and windows to the side and front aspects. There is space for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of carpet laid to the floor and a window to the side aspect. There is space for a double bed and other bedroom furniture.

Bedroom Four

Bedroom four consists of carpet laid to the floor and a window to the front aspect. There is space for a double bed and other bedroom furniture.

Family Bathroom

Family bathroom suite consists of tiles laid to the floor and to the surround. There is a p-shaped bathtub, hand wash basin and low level WC. Window to the side aspect.

Rear Garden

Enclosed rear garden with patio leading out from the dining room, living room and kitchen/breakfast room, with grass laid to the remainder. There are wooden gates for side access and a door leading into the garage and store room.

Store Room

Store consists of vinyl flooring and windows to the rear and side aspects. There is space for a range of different furniture.

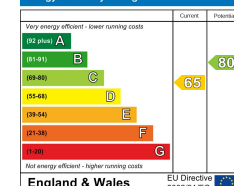
Double Garage and Parking

There is a double garage with power and light to the side of the property. Driveway parking to the front for multiple vehicles.

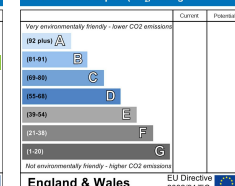
Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating

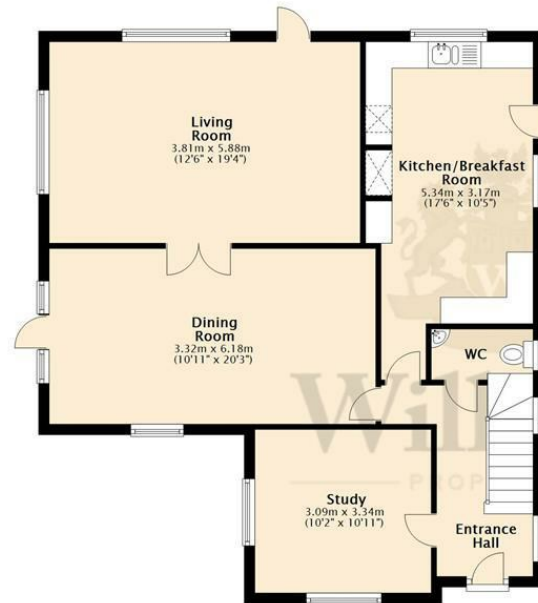


Environmental Impact (CO₂) Rating



Ground Floor

Approx. 122.3 sq. metres (1316.0 sq. feet)



First Floor

Approx. 75.7 sq. metres (814.7 sq. feet)



Total area: approx. 197.9 sq. metres (2130.7 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.