





Guide Price
£795,000

Situated in a quiet close in the heart of Wingrave this deceptively spacious four bedroom detached split level bungalow stands on a large enclosed plot and enjoys wonderful views over the adjoining countryside and Vale of Aylesbury beyond. The property has been very well maintained throughout and benefits include two large reception rooms, kitchen/breakfast room, utility room, main bedroom with en suite shower room, garage and driveway parking and the added benefit of no onward chain.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE PORCH

Glazed door to entrance hall. Quarry tiled floor

ENTRANCE HALL

A split level hallway with doors to all rooms, two radiators, airing cupboard housing hot water cylinder, further storage cupboard, two loft access points.

CLOAKROOM

Double glazed Velux window. Low level WC, built-in sink with storage below.

LOUNGE

A triple aspect room with double glazed leaded light windows to front and side aspects and double glazed sliding patio doors to rear overlooking the gardens and countryside beyond. Feature brick open fireplace with quarry tiled hearth and wooden mantle over, radiator, glazed double doors to dining room.

DINING ROOM

Double glazed leaded light window to rear aspect enjoying views over the gardens and countryside beyond. Radiator.

KITCHEN/BREAKFAST ROOM

Double glazed leaded light window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, double bowl stainless steel sink with mixer tap, space for fridge freezer, plumbing for dishwasher, built in oven and hob with extractor fan over, radiator.

UTILITY ROOM

Double glazed leaded light window and part glazed door to side. A range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with drainer and mixer tap, space for fridge freezer, plumbing for washing machine, space for freezer, wall-mounted gas fired boiler, radiator.

BEDROOM ONE

Double glazed leaded light window to front aspect. Radiator, built-in wardrobes, door to:

EN-SUITE

Double glazed leaded light frosted window to side aspect. large walk-in shower, wash hand basin with mixer tap, low level WC, storage cupboard, tiled walls and tiled floor.

BEDROOM TWO

Double glazed leaded light bay window to and further double glazed window to front aspect, radiator, built-in wardrobes.

BEDROOM THREE

Double glazed leaded light window to side aspect with views out over the countryside. Built-in wardrobes, radiator.

BEDROOM FOUR/STUDY

Double glazed leaded light window to side aspect with views out over the countryside. Radiator.

BATHROOM

Double glazed leaded light frosted window to side aspect. Low level WC, panelled bath with shower over, tiled walls and tiled floor, pedestal wash hand basin, radiator, extractor fan.

GARAGE/PARKING

Driveway parking for three cars. Garage with double glazed leaded light window to side aspect, electric roller door, power and lighting.

FRONT GARDEN

Path leading to front door, gravel area with shrub borders, outside lighting, driveway parking for three cars.

REAR GARDEN

A lovely sized garden which is mainly laid to lawn with flower and shrub beds, large paved and timber decked patio areas, outside lighting and cold water tap, side access, various mature trees, storage shed and electrical awning.

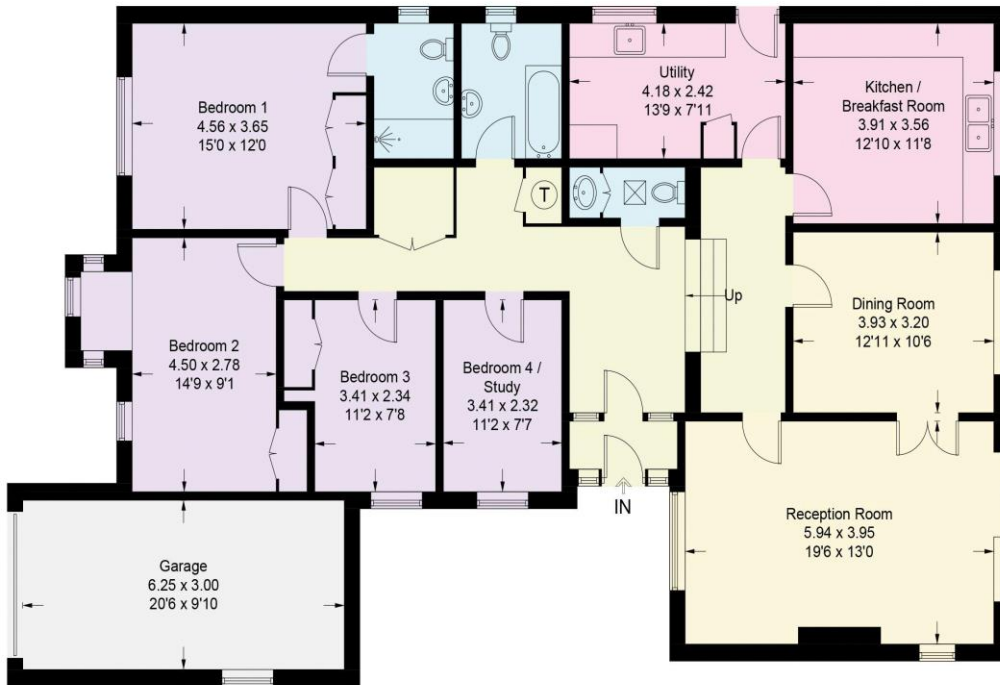


Orchard Close



Approximate Total
1665 sq ft / 154.7 sq m
Garage = 201 sq ft / 18.7 sq m
Total = 1866 sq ft / 173.4 sq m

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 and compass bearings before
making any decisions reliant upon them. (ID1197055)



Ground Floor

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk