

# 3 Bedroom Family home

VILLAGE OF WING

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# WING

Nestled in the heart of Buckinghamshire's picturesque countryside, Wing offers a serene escape with its historic charm and natural beauty. This quaint village is renowned for its tranquil surroundings, perfect for enjoying scenic walks and exploring nearby nature reserves like Ivinghoe Beacon and Aston Clinton Ragpits. Wing boasts a rich heritage reflected in its ancient architecture and community spirit, evident in local events and

## THIS HOME FEATURES

- THREE-BEDROOM FAMILY HOME
- PORCH EXTENSION WITH UTILITY
- DOWNSTAIRS CLOAKROOM AND SHOWER
- OPEN-PLAN LOUNGE, KITCHEN, DINING
- CONSERVATORY (CURRENTLY A PLAYROOM)
- MASTER AND TWO DOUBLE BEDROOMS
- LANDSCAPED REAR GARDEN WITH PLAY AREA
- DRIVEWAY PARKING FOR TWO VEHICLES
- GARAGE INCLUDED
- EXCELLENT LOCAL AMENITIES

village fairs. With convenient access to essential amenities and excellent connectivity via major transport routes, Wing provides a balanced lifestyle ideal for families and nature enthusiasts alike.







*We Sold It are delighted to present this three-bedroom semi-detached family home in a sought-after location. The property features a porch extension with a utility cupboard and downstairs cloakroom with shower. The open-plan lounge, kitchen, and dining space is complemented by a versatile conservatory, currently used as a playroom. Upstairs, there are three bedrooms and a family bathroom. The landscaped rear garden offers both play and seating areas, while the front provides driveway parking for two vehicles and a garage. With excellent local amenities, this home is ideal for families looking for both space and convenience.*







Approximate total of 1380 sq ft  
Reduced loadings 2 sq ft

(1) Excluding balconies and no reduced loadings  
Balcony 8 sq ft

While every attempt has been made to ensure the accuracy of the information, we do not warrant the accuracy of the information. The information is provided for illustrative purposes only. Conditions are based on NCTA.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# VIEWINGS

Strictly by appointment with  
WeSoldIt.co.uk

*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 prompt co-operation in doing so to limit any delay in agreeing a sale.*

*THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.*

*The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.*

*We would advise you 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, or professional verification should be sought. We would recommend you do this, 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 complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.*

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