



Nan Aires, Wingrave, Aylesbury, HP22 4QZ

welcome to

Nan Aires, Wingrave, Aylesbury

This spacious, four-bedroom, detached home in Wingrave's Historic Rothchild village, features a bright kitchen/diner, snug, shower room, ample parking, garage and generous rear garden. In Aylesbury grammar school catchment with great transport links. Do not miss this opportunity!

Entrance Hall

Upvc door to the front, stairs to the first floor, under-stairs cupboard and radiator.

Shower Room

Pedestal wash hand basin, low-level WC and shower cubicle. Heated towel rail and double-glazed obscured window to the side.

Study

9' 8" x 7' 11" (2.95m x 2.41m)
Radiator and double-glazed window to the front.

Lounge

18' 1" x 11' 4" (5.51m x 3.45m)
Radiator and 2 double-glazed windows to the rear.

Dining Room

9' 3" x 8' 8" (2.82m x 2.64m)
Radiator and double-glazed French doors leading out to the garden.

Snug / Playroom

9' 9" x 8' 9" (2.97m x 2.67m)
Radiator and double-glazed window to the side.

Kitchen

18' 10" x 10' 10" (5.74m x 3.30m)
Fitted with a mix of wall and base units with work surface over, 1.5 stainless steel sink with mixer tap, electric oven and a gas hob with extractor fan over. Integrated dishwasher and space for a washing machine and a dryer or additional appliance. Space for a fridge/freezer and double-glazed windows to the front and side.

First Floor Landing

Stairs from the ground floor, airing cupboard, built-in cupboards and radiator. Double-glazed windows to the front and side.

Bedroom One

16' 8" x 13' 10" (5.08m x 4.22m)
Fitted wardrobes with hanging space and storage, Built-in storage cupboard and radiator. Double-glazed windows to the front and side.

Bedroom Two

10' 8" x 9' 10" (3.25m x 3.00m)
Built-in storage cupboard, radiator and double-glazed window to the front.

Bedroom Three

9' 10" x 9' 6" (3.00m x 2.90m)
Radiator and double-glazed window to the rear.

Bedroom Four

9' 6" x 8' 11" (2.90m x 2.72m)
Radiator and double-glazed window to the rear.

Bathroom

Fully tiled with pedestal wash hand basin, low-level WC and a bath with shower over. Heated towel rail, shaver point and double-glazed obscured window to the rear.

Outside Front Garden

Small flower bed and a path leading to the front door.

Rear Garden

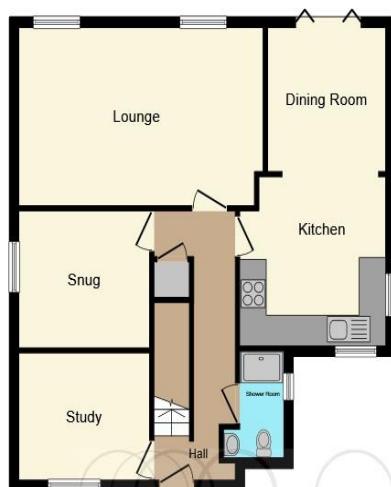
Fully enclosed the garden is mainly laid to lawn with patio areas to the rear and the side of the garage. Outside light and electric points. Flower and shrub borders plus an apple tree. Enclosed intimate courtyard with decking, perfect for evening drinks and morning coffee.

Garage

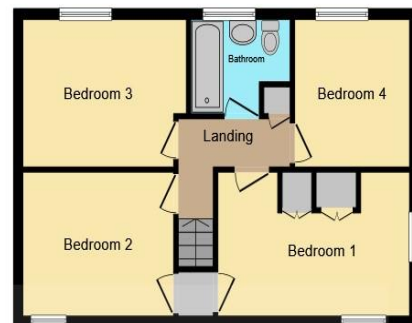
17' 4" x 7' 9" (5.28m x 2.36m)
Garage with up & over door plus 2 double-glazed windows to the side. Door to the garden and a window to the rear making it light and airy, ideal for use as a workshop with electric points.

Agents Note

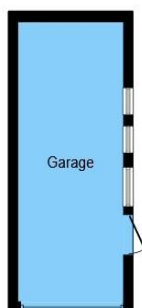
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Ground Floor



First Floor



Garage

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welcome to

Nan Aires,

Wingrave, Aylesbury

- AYLESBURY GRAMMAR SCHOOL CATCHMENT
- FLEXIBLE GROUND FLOOR LAYOUT
- OPEN PLAN KITCHEN/DINER
- GROUND FLOOR SHOWER ROOM
- DETACHED GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£570,000



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