



**ELM LEYS**

**WINGRAVE HP22 4FL**



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GUIDE PRICE **£550,000** FREEHOLD

## WINGRAVE HP22 4FL

**Brown and Merry are pleased to present this impressive three bedroom detached family home offering luxury living in a rural setting with countryside views.**

This beautifully presented property includes a spacious kitchen/dining room with double doors opening to the patio and garden. The kitchen boasts a selection of integrated appliances of which include a dishwasher, fridge/freezer and hob. There's a generous living room and a downstairs cloakroom situated off the entrance hall.

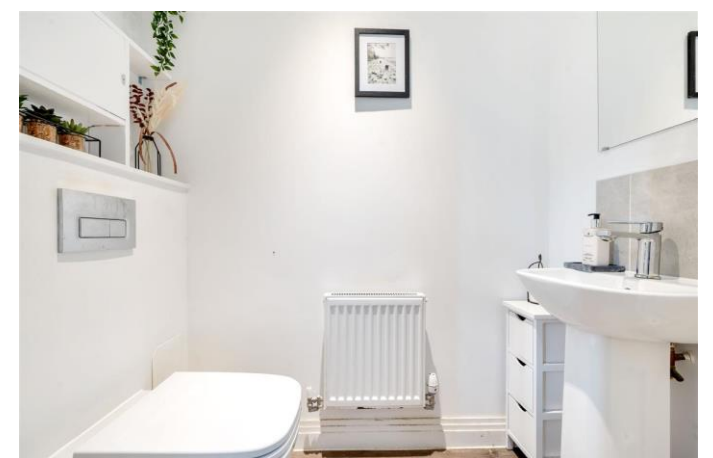
Upstairs the master bedroom is complete with an en-suite shower and fitted wardrobes. Two further bedrooms and a family bathroom complete the accommodation on this floor. The third bedroom would be perfect for a 'working from home' study.

Outside you will find a private sunny rear garden, perfect for that after work drink, alfresco dining and entertaining. The front garden is laid to lawn with a gated side access and block paved driveway leading to the garage.

Elm Leys is nestled perfectly in the Buckinghamshire countryside, just 6 miles from the historic market town of Tring, and just under 5 miles from the County town of Aylesbury.

Enjoy the benefit of country-living in the quaint village of Wingrave, featuring thatched roof cottages, a thriving village hall with plenty of community and social activities for all ages, shop/post office, schools, bowling, cricket and recreation ground. There are secondary schools at Wing and The Boys Grammar and Girls High School in Aylesbury. For commuters there is a choice of stations including Leighton Buzzard, Cheddington, Aylesbury & Tring providing fast rail access in and out of London and the North.







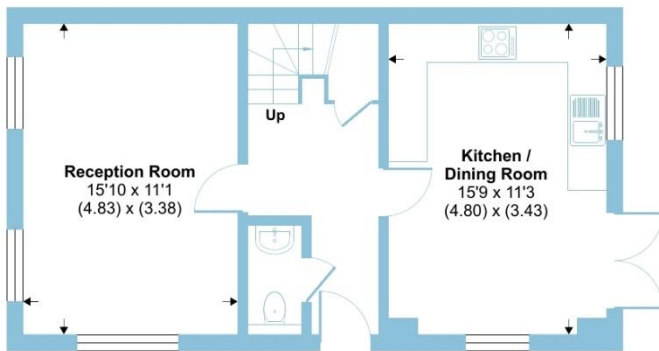
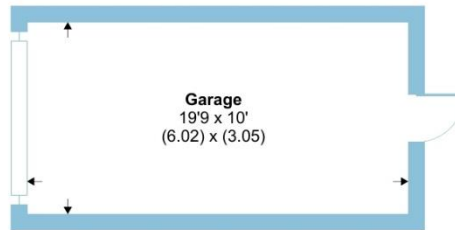
# Elm Leys, Aylesbury, HP22

Approximate Area = 980 sq ft / 91 sq m

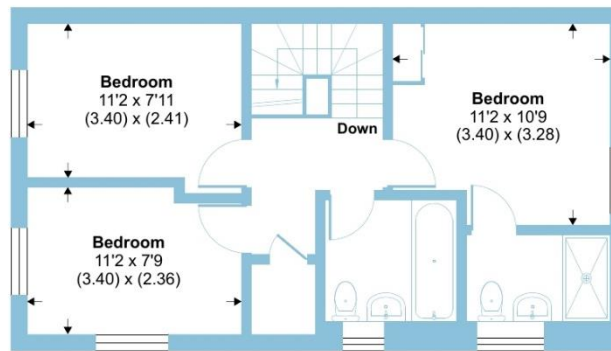
Garage = 198 sq ft / 18.4 sq m

Total = 1178 sq ft / 109.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Merry. REF: 1069550



TRG107473107715 – Version 3

EPC rating – B Council Tax Band - E

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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