



High Street, Wing, LU7 0NR

£225,000

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- **Charming Character Cottage**
- **Two Bedrooms**
- **Study Area & Versatile Landing**
- **Generous Sized Garden**
- **No Upper Chain**
- **Extended Kitchen/Diner to Rear**
- **Perfect First Time Buy**
- **Prime Central Village Location**
- **Popular Buckinghamshire Village of Wing**
- **Grammar School Catchment**



M & M Properties are delighted to offer this VERY WELL PRESENTED AND READY TO MOVE INTO CHARACTER COTTAGE, located in a sought after central position in the popular Buckinghamshire village of Wing. The house would make a perfect first purchase, downsized or investment as it comes with spacious rooms including TWO BEDROOMS, A LARGE LANDING/STUDY AREA, AND AN EXTENDED KITCHEN/DINING ROOM.

Offered with NO UPPER CHAIN this property presents a 'Turnkey' opportunity for the next purchasers!

Location
The village of Wing in Buckinghamshire offers a rich array of local amenities, making it an attractive place to live. Residents here enjoy convenient access to various facilities, including local shops, pubs, and ample green spaces. Moreover, the village falls within the catchment area for sought-after Grammar Schools, enhancing its appeal to families seeking quality education for their children.

The excellent transport links further contribute to the village's desirability. Junction 11A of the M1 motorway provides easy accessibility to nearby towns like Aylesbury, Milton Keynes, and beyond. Additionally, the property's proximity to Leighton Buzzard Mainline Train Station, just a 10-minute drive away, offers quick connections to London Euston in as little as 30 minutes by train, making it an ideal location for commuters.

Nature enthusiasts and outdoor lovers will appreciate the close proximity to several outstanding country parks and scenic walking spots. The Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park, and the picturesque 400-acre Rushmere Country Park provide ample opportunities for recreational activities and leisurely strolls in beautiful natural surroundings.

Overall, Wing in Buckinghamshire presents itself as a well-equipped village that combines the benefits of local amenities, educational opportunities, excellent transport links, and access to stunning natural landscapes, making it an attractive and convenient place to reside.





Accommodation

Upon entering through the front door of the property, you're welcomed into a bright and inviting lounge area adorned with period features. The lounge benefits from a double glazed window facing the front aspect, allowing natural light to illuminate the space. Additionally, there's a door at the rear of the lounge that leads to the extended kitchen/dining room.

The kitchen/dining room is a delightful area characterized by its charm and functionality. Wide double glazed windows overlook the landscaped rear garden, providing a picturesque view. The kitchen is well-equipped with a range of base level units, offering space for essential appliances like a washing machine and cooker. The dining section of the room is spacious, making it ideal for entertaining guests. This area seamlessly connects to the rear garden through a double glazed door, enhancing the indoor-outdoor flow.

Within this space, there's a generously sized storage cupboard designed with a power supply and ample room for a fridge freezer. A staircase accessible from the kitchen leads to the first floor of the property, allowing convenient access between the floors.

The first floor of the property offers a bright and airy landing space, illuminated by a double glazed window overlooking the rear aspect. Notably, this landing area features a distinctive fireplace, adding character to the space. Its spaciousness makes it versatile and suitable for various purposes, such as setting up a home office or workspace.

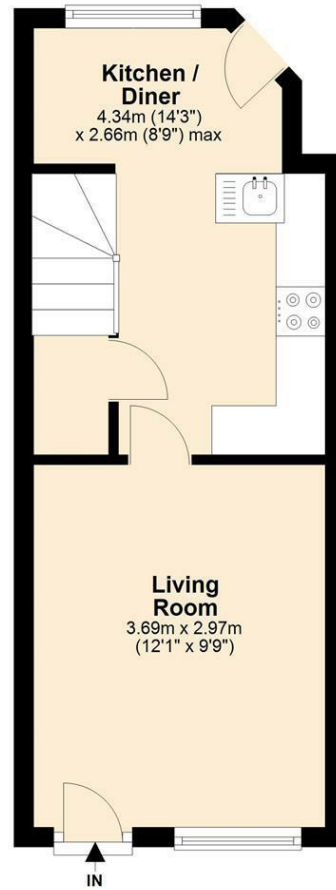
The master bedroom is a generously sized double room, benefiting from a double glazed window that looks out to the front aspect of the property. This room offers ample space and natural light, providing a comfortable and inviting atmosphere. Adjacent to the master bedroom, the second bedroom is a good-sized single room. Similarly, it features a double glazed window facing the front aspect, allowing natural light to brighten the space. While it may be a single room, its size ensures it remains a comfortable and functional area.

Completing the first floor layout is the family bathroom, which includes a three-piece white suite consisting of a low-level WC, a pedestal wash hand basin, and a panel bath with a shower over it. This well-appointed bathroom provides the essential amenities needed for daily routines and relaxation.

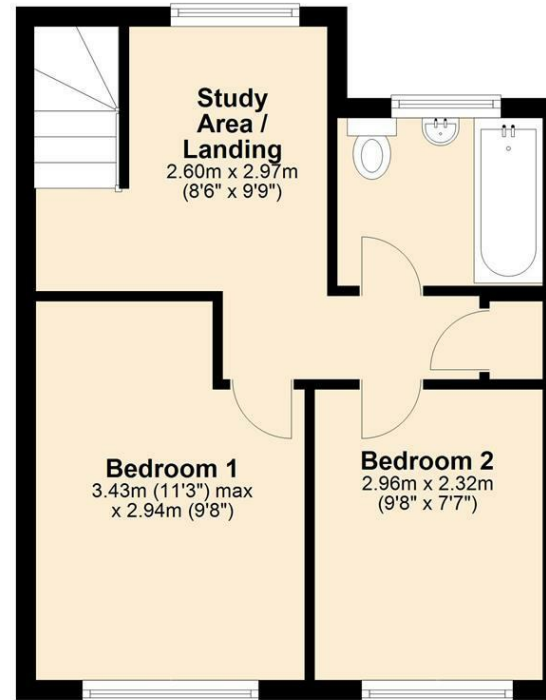


Floor Plan

Ground Floor



First Floor



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.