



48 Dormer Avenue, Wing, Buckinghamshire LU7 0TF

Three-bedroom semi-detached property

Guide Price £399,500 – Freehold

Bourdeaux

An extended three-bedroom semi-detached home, situated in the desirable Village of Wing, Buckinghamshire. Accommodation comprising of entrance hall, living room, spacious dining/family room, and kitchen with access to the garage. On the first floor there are the three bedrooms and a refitted modern bathroom. To the outside there is blocked paved parking for three cars and an enclosed rear garden.

Entrance Hall:

Stairs rising to the first floor, double doors leading to the first floor and radiator.

Living room: 13'8 x 12'7 maximum

Double glazed window to the front aspect, wood burning stove fire with tiled surround with hearth and mantle, understairs storage cupboards, radiator and archway to the dining/sitting room.

Dining/Sitting Room: 15'8 x 10'4

This is a spacious room with double glazed sliding patio doors and a double-glazed window to the rear aspect, radiator and archways to the kitchen and living room.

Kitchen: 10'11 x 7'2

Double glazed window to the rear aspect, part glazed door to the rear garden, wall and floor mounted units, granite worksurface, wall mounted gas boiler, stainless steel sink/drain unit, four rings gas hob with oven under and extractor fan over, plumbing for a slimline dishwasher, space for a



fridge/freezer, tiled flooring and door to the garage, archway to the dining/sitting room.

Landing:

Double glazed to the side aspect, loft access, doors to:

Bedroom One: 13'5 x 8'9

Double glazed window to the front aspect, recess area with hanging space and cupboards over, radiator.

Bedroom Two: 9'4 x 9'1

Double glazed window to the rear aspect, built in wardrobe, radiator.

Bedroom Three: 10'6 maximum x 6'8 maximum

Double glazed window to the front aspect, over stairs storage cupboard, radiator.

Bathroom: 6'1 x 6'1 maximum

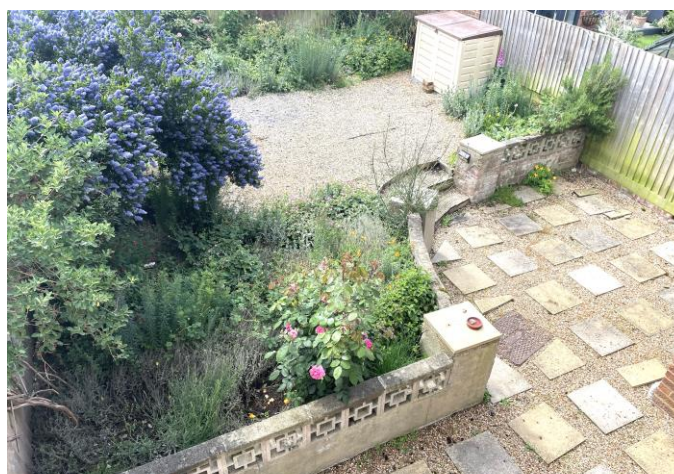
Double glazed window to the rear aspect, bath with shower over and shower screen, pedestal wash hand basin and low-level WC, tiled walls and flooring, radiator.

Garage: 18'11 x 7'9

Up and over door, power and light, plumbing for washing machine and internal door to the kitchen.

Front:

Block paved driveway parking up three cars.



Rear Garden:

Enclosed rear garden with slab and gravel area, low wall and steps up to further gravel area, low maintenance areas.

About The Area:

Leighton Buzzard station is nearby with fast trains into London Euston Train Station (so perfect for commuters) bus services to Milton Keynes and Aylesbury as well. The M1 Motorway or A41 is also approximately 12 miles. Within walking distance to the local public house, doctor's surgeries, church, two schools, hairdressers, chemist, post office, a restaurant and take aways. Across the road is Jubilee Green and playing field perfect for children to play and a short walk to Long Spinney (nature reserve). There is also the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400-acre Rushmere Country Park to explore as well. There is also the cricket and football, social club, tennis and bowls club and on the corner of Park gate the stunning and rolling Rothschild farm estate fields provide super walks around Wing and the surrounding villages.

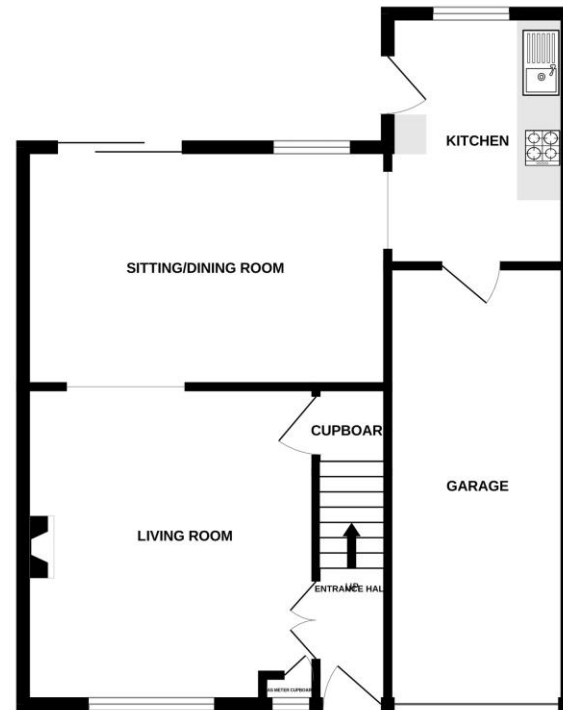
EPC Rating 'D'

Council Tax Band 'D'

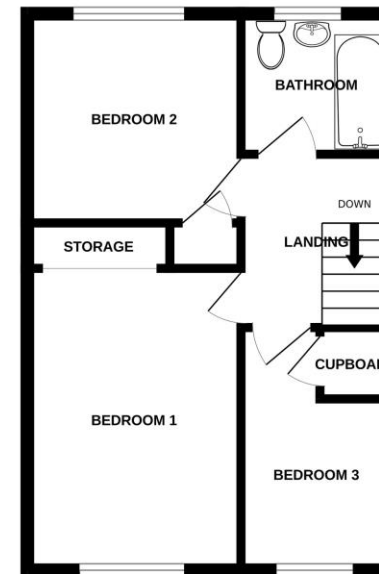
Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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The Old Post Office, 121 High Street, Cranfield, Bedfordshire, MK43 0BS

T: 01908 82 72 82

E: jason@bourdeauxs.co.uk

www.bourdeauxs.co.uk

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