



CHILTERN ROAD T

HUNTERS[®]
HERE TO GET *you* THERE

1 Chiltern Road, Wingrave, Aylesbury, HP22 4QQ

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Offers In Excess Of £365,000

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- GARAGE and DRIVEWAY PARKING
- UTILITY ROOM
- STORAGE OUTBUILDINGS IN REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- NO UPPER CHAIN
- LOUNGE/DINING ROOM
- VILLAGE LOCATION
- INTERACTIVE VIRTUAL TOUR
- WELL PRESENTED

Hunters are pleased to market this well presented three bedroom semi-detached family home, located within the sought after village of Wingrave and offered with NO UPPER CHAIN.

The property comprises; entrance hall, lounge/dining room, kitchen and utility room, Upstairs there are three bedrooms and a family bathroom.

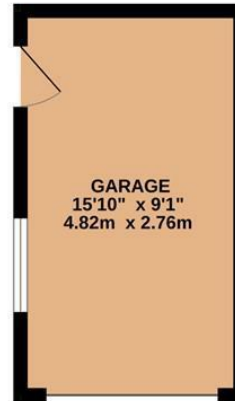
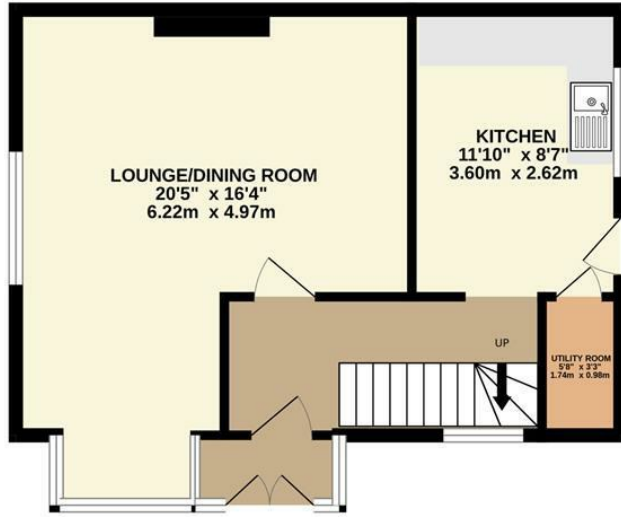
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Wingrave
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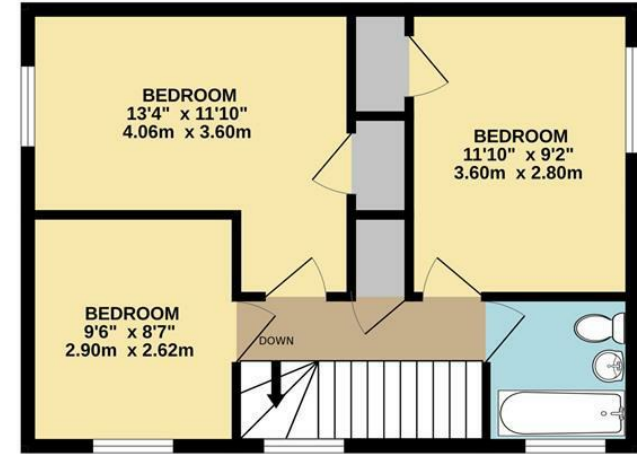
ports
road

Hunters Tring & Surrounding Villages Lettings , , |
| www.hunters.com

GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Front

A path leading to the front door. The remainder is laid to lawn with mature shrubs. Driveway parking and garage.

Porch

Entry via double glazed door, laminate flooring and door into hallway.

Entrance Hall

Double glazed window to the front aspect. Doors to lounge and kitchen. Storage cupboard understairs and radiator. Stairs leading to first floor.

Lounge/Dining Room

Double glazed windows to the front and side aspect. Fitted carpet and radiator.

Kitchen

Double glazed window to the rear aspect. A range of wall and base units with work surface over. Bowl sink with drainer and mixer tap over. Free standing cooker. Vinyl flooring, part tiled walls and radiator, Doors to utility room and rear garden.

Utility Room

Double glazed window to the front aspect. Vinyl flooring, space for washing machine with work surface over.

Landing

Double glazed window to the front aspect, loft access and airing cupboard. Doors to bedrooms and bathroom.

Bedroom One

Double glazed window to the side aspect, radiator and fitted cupboard.

Bedroom Two

Double glazed window to the rear aspect, radiator and fitted cupboard.

Bedroom Three

Double glazed window to the front and side aspect. Radiator.

Bathroom

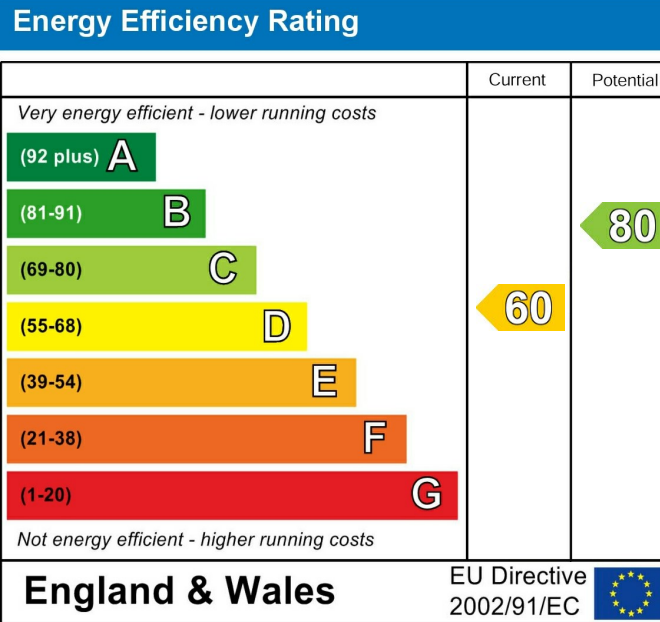
Bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap over and dual flush W.C. Vinyl flooring and part tiled walls. Radiator.

Rear

Paved along the rear of the property continuing to gated access. Access to outbuildings and W.C.

Outside W/C

Laminate flooring, low level W.C. and internal window.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





