



HUNTERS[®]
HERE TO GET *you* THERE

123A Winslow Road, Wingrave, Aylesbury, HP22 4QB

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Offers In Excess Of £450,000

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- PLOT SIZE APPROX. 0.22 ACRES
- GREAT EXTENSION POTENTIAL (STPP)
- WELL PRESENTED THROUGHOUT
- SIZEABLE FRONT and REAR GARDENS
- SOUGHT AFTER VILLAGE LOCATION
- DOUBLE GARAGE and DRIVEWAY FOR MULTIPLE VEHICLES
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- WELL-APPOINTED KITCHEN
- INTERACTIVE VIRTUAL TOUR

Hunters are pleased to market this well presented three bedroom semi-detached family home, that sits on a sizeable plot and located within the highly sought after village of Wingrave.

This property offers a dual aspect lounge, kitchen/dining room, cloakroom, three bedrooms and a family bathroom. Externally benefiting from a double garage and considerable sized front and rear gardens. This property also has the potential to extend (STPP).

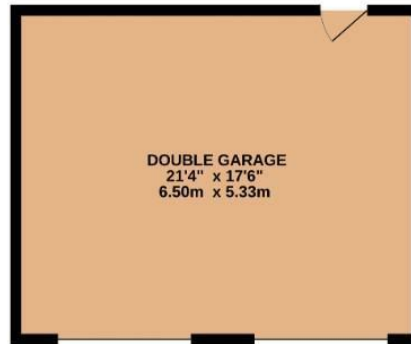
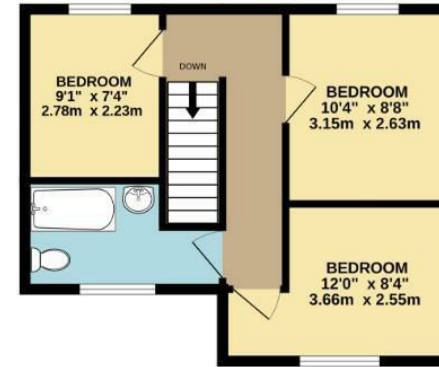
Wingrave village also has a shop/post office, a village hall, two churches, a recreation ground, a public house/restaurant and a sports club. Local schools include Wingrave CoE Combined and Aylesbury Grammar school, whilst commuters are well served with fast road and rail links into London and Birmingham, as well as convenient access to London Luton airport.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
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GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 1209 sq.ft. (112.4 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			89
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

Entrance Porch

Entry via a composite door. Tiled flooring.

Lounge

Triple aspect double glazed windows. Herringbone flooring and radiator.

Kitchen/Dining Room

Double glazed window to rear aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Gas hob with an extractor over. Electric oven. Part glazed patio door opening to the rear garden. Plumbing for a washing machine and dishwasher. Space for fridge-freezer.

Cloakroom

Double glazed window to front aspect. Two piece suite comprising; W/C and wash hand basin.

First Floor Landing

Fitted carpet. Doors leading to:

Bedroom One

Double glazed window to rear aspect. Fitted carpet and radiator.

Bedroom Two

Dual aspect double glazed windows. Wood effect flooring and radiator.

Bedroom Three

Double glazed window to rear aspect. Fitted carpet.

Bathroom

Double glazed window to front aspect. Three piece suite comprising; bathtub with shower over, W/C and wash hand basin.

Frontage

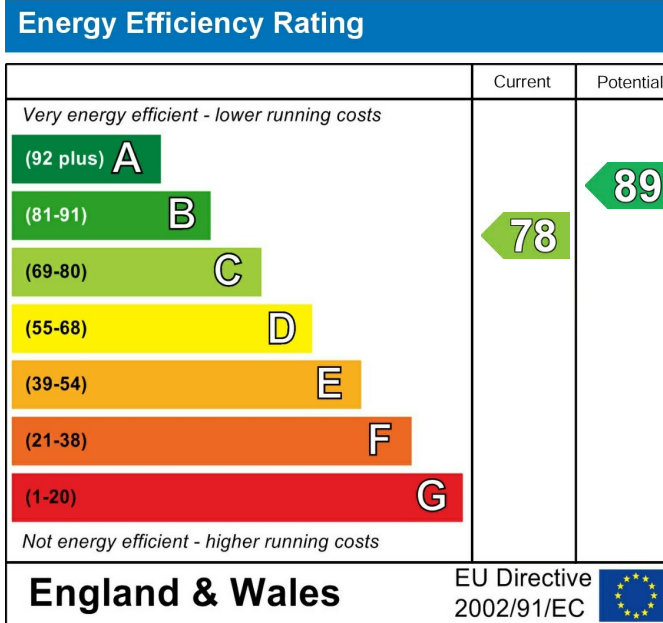
Substantial driveway parking and double garage.

Double Garage

Up and over doors. Part glazed door and double glazed window. Power and lighting.

Rear

Enclosed rear garden. Mainly laid to lawn with a decking seated area. External power outlet and water tap.



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.





