
HUNTERS®
HERE TO GET you THERE
57 Leighton Road, Wingrave, Aylesbury, HP22 4PA

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Guide Price £390,000

- BEAUTIFULLY PRESENTED TWO BEDROOM END OF TERRACE COTTAGE
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- WELL APPOINTED KITCHEN WITH ACCESS TO THE REAR GARDEN
- TWO BEDROOMS WITH JACK AND JILL SHOWER SUITE
- ENCLOSED REAR GARDEN MAINLY LAID TO LAWN WITH TWO LARGE SHEDS
- LOCATED WITHIN THE PICTURESQUE VILLAGE OF WINGRAVE
- SPACIOUS AND LIGHT LOUNGE/DINING ROOM WITH FEATURE FIREPLACE
- GROUND FLOOR FAMILY BATHROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND DOUBLE GARAGE
- INTERACTIVE VIRTUAL TOUR

Situated within the picturesque Buckinghamshire village of Wingrave, this beautifully presented two bedroom end of terrace cottage is offered to the market with no onward chain, combining character charm with practical modern living.

Upon entering, you are welcomed into a spacious and light-filled lounge/dining room, creating a warm and inviting main living space. A feature fireplace adds to the cottage charm, while stairs rise seamlessly to the first floor. The kitchen is fitted with a range of wall and floor mounted units with worktop over, providing excellent storage and workspace, with a double glazed door opening directly onto the rear garden. The ground floor is completed by a well-appointed family bathroom.

The first floor landing opens to two bedrooms, including a generous double bedroom. Both rooms benefit from access to a convenient Jack and Jill style shower suite, enhancing the functionality of the accommodation.

Externally, the property continues to impress with driveway parking for multiple vehicles leading to a substantial double garage, fitted with an electric up and over door — ideal for secure parking, storage or workshop use. The enclosed rear garden is mainly laid to lawn, offering a private outdoor space complemented by two sizeable sheds providing additional storage solutions.

Enjoying a peaceful village setting surrounded by countryside walks while remaining well connected to nearby towns and amenities, this charming cottage presents an excellent opportunity for buyers seeking character, space and convenience in equal measure.

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GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.

1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.5 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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