

Wantage Crescent

Wing Leighton Buzzard, LU7 0NQ

Offers In Excess Of £400,000

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We are delighted to offer for sale this well presented three bedroom semi-detached family home, occupying an attractive elevated position on a generous corner plot within the sought-after Buckinghamshire village of Wing. Thoughtfully improved by the current owners and presented in excellent order throughout, the accommodation features an impressive 21-foot lounge/dining room, contemporary refitted kitchen, ground floor cloakroom, three bedrooms and a stylish refitted bathroom. Outside, the property benefits from a generous enclosed rear garden, attractive frontage, driveway parking and a single garage. The size of the plot also offers potential to extend, subject to the necessary planning permission, making this an excellent opportunity for families looking to enjoy village life with room to grow. Ideally positioned for village amenities and local schooling, including the Buckinghamshire grammar school catchment area, the property is highly recommended for viewing.

Location:

Wantage Crescent is an established residential road within the popular Buckinghamshire village of Wing, enjoying a pleasant setting surrounded by attractive countryside. The property occupies a particularly appealing elevated position on a generous corner plot, providing a greater sense of space than many neighbouring homes. Wing is a thriving village offering an excellent range of everyday amenities, including local shops, a pharmacy, doctors' surgery, traditional public houses and restaurants. Families are particularly well catered for, with Overstone Combined School and The Cottesloe School both situated within the village, together with access to the Buckinghamshire grammar school system, subject to the relevant admissions criteria. The surrounding countryside offers a wealth of opportunities for walking and outdoor recreation, while nearby Ascott House, a beautiful National Trust property, is renowned for its impressive gardens and historic surroundings. The neighbouring towns of Leighton Buzzard and Aylesbury provide a wider selection of shopping, dining and leisure facilities, while Leighton Buzzard mainline railway station offers regular direct services to London Euston. The nearby A418 also provides convenient road connections to surrounding towns.

Ground Floor:

The accommodation begins with a useful entrance porch, opening into a welcoming hallway with stairs rising to the first floor and access to the principal ground floor rooms. The lounge/dining room is a particularly appealing feature of the home, extending to approximately 21'8" in length and offering generous space for both relaxation and entertaining. The lounge area comfortably accommodates substantial seating and additional furniture, with a contemporary media wall providing an attractive focal point. A large front-facing window fills the room with natural light, while tasteful decoration and modern finishes create a comfortable, welcoming atmosphere. Towards the rear, the dining area provides ample room for a family dining table, making this an excellent space for everyday meals and entertaining guests. The kitchen has been stylishly refitted with an attractive range of contemporary grey wall and base units, complemented by coordinating work surfaces and modern tiled splashbacks. The well-planned arrangement incorporates integrated cooking appliances, generous storage and useful preparation space, while a window provides natural light. The modern finish and practical layout make this an excellent kitchen for everyday family life. Beyond the kitchen, a rear lobby provides access to the garden and a convenient ground floor cloakroom, fitted with a WC and wash hand basin.

























First Floor:
The first floor offers three well-proportioned bedrooms, all presented in excellent decorative order. The master bedroom is a particularly comfortable double room, measuring approximately 12'11" x 10'10", with ample space for a double bed, wardrobes and additional bedroom furniture. The second bedroom is another good-sized room, offering flexibility for family members or visiting guests, while the third bedroom is ideally suited to use as a child's bedroom, nursery or dedicated home office. Completing the first floor is the beautifully refitted family bathroom, finished in a contemporary style with attractive tiling and a modern white suite comprising a panelled bath with shower over, wash hand basin and WC.

Outside:
The property occupies a particularly appealing elevated corner plot, enjoying an attractive frontage with established planting and a generous sense of space. The raised position is complemented by a brick retaining wall, lawned areas and a pathway leading to the entrance, with a driveway providing parking for two cars. To the rear, the enclosed garden is another excellent feature, offering a generous outdoor space with a combination of lawn and paved seating areas. A patio adjoining the house provides an inviting setting for outdoor furniture and summer dining, with steps leading to a raised area of lawn. The garden is enclosed by fencing and benefits from a pleasant open feel, providing plenty of room for children to play, gardening or simply relaxing outdoors. Its generous proportions and corner position add considerably to the appeal of this well-presented family home.

Garage:
The property benefits from a single garage, measuring approximately 17'4" x 8'4", providing useful space for parking, storage or hobbies. Additional off-road parking is available on the driveway.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 1097 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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