



Rothschild Road | Wing | Buckinghamshire | LU7 0NL

Offers In Excess Of  
£220,000



## Rothschild Road | Wing

### Buckinghamshire | LU7 0NL

### Offers In Excess Of £230,000

We are excited to present a well-presented first-floor maisonette with its own private entrance, a garden, off road parking and it has a share of the freehold making it cost effective. Approaching 800 square feet with a spacious living room, modern shaker-style kitchen and two double bedrooms. The property sits in the heart of Wing, a short walk from village amenities, shops, pubs, schools and scenic countryside, with excellent links to Leighton Buzzard and London. No upper chain.

- Well-presented first-floor maisonette with its own front door/private entrance.
- Modern shaker style kitchen with integrated appliances and excellent storage.
- Two generous double bedrooms.
- Well presented bathroom with bath, shower over and contemporary tiling.
- Spacious living room with room for a dining table and home office area.
- Loft space above offering extra storage.
- Share of freehold making it a cost effective option with no ground rent.
- Allocated parking for one car and a garden.

#### Rothschild Road

Set within a neatly presented residential road, a private entrance sits at the front of the building, providing independent access to the first-floor maisonette. There is a driveway to the side which leads to the parking area. A private walkway to the side leads you to the garden.

#### Entrance Hall

Stepping through your own front door, you are welcomed into a private ground-floor entrance with stairs leading up to the first floor. Arriving on the landing, you enter a bright and inviting entrance hall, offering access to the living spaces beyond.

#### Kitchen

11'11" x 7'6" (3.65 x 2.3)

The beautifully presented modern kitchen fitted with stylish grey shaker-style units and ample worktop space. Generous cabinetry offers excellent storage, complemented by integrated appliances and a sleek electric hob. A large window floods the room with natural light. Finished with wood-effect flooring and contemporary tiled splash backs, the kitchen combines practicality with a high-quality, modern feel. There is a large window to the front aspect.







### Sitting Room

20'0" x 11'10" (6.1 x 3.62)

The generously sized living room, features a large picture window which offers pleasant views of the surrounding neighbourhood. This versatile room comfortably accommodates both lounge and home-office areas, making it ideal for modern living, with further space for a dining table. The room's spacious layout lends itself well to a variety of furniture arrangements, creating a warm and comfortable setting.

### Bedroom One

11'5" x 9'11" (3.5 x 3.03)

Bedroom one is a generous double bedroom, enhanced by a large window that enjoys views over the surrounding greenery. The room provides ample space for freestanding furniture and benefits from neutral décor. Its well-proportioned layout makes it an ideal main bedroom, with plenty of scope for additional storage solutions.

### Bedroom Two

9'6" x 7'10" (2.92 x 2.4)

Bedroom two is a well-proportioned room offering flexible use as a single bedroom or home office. A large window provides pleasant views and plenty of natural light. With neutral décor and practical layout, it's an ideal guest room or workspace.

### Family Bathroom

The bathroom is neatly presented and fitted with a white three-piece suite, including a bath with shower over and a glass screen. Contemporary wall tiling adds a modern feel, while a large frosted window provides excellent natural light and privacy.

### Parking & Garden

The property benefits from off-street parking for one car and enjoys access to a well-maintained garden, which is laid to lawn.

### Share of Freehold

The property is being sold with a 50% share of the freehold of the building. This means there will be no ground rent or service charge due. The occupier will be jointly responsible for insurance and maintenance of the building and grounds.

### Your Local Area

Wing is a friendly, well resourced, historic village, home to one of the oldest parish churches in England, dating back to Anglo Saxon times. Village amenities are all within easy walking distance and your new home is located just off the High Street, where you'll find the Post Office and your new local pub, The Cock Inn. This family friendly gastropub has a varied menu, also catering for vegans and vegetarians, but is best known for its sizzling skillet and flame grilled burgers. Wing has a sports and social club, tennis club and is surrounded by gorgeous, open, rolling Bucks countryside with plenty of scenic footpaths to explore. The village has two schools, both just a few minutes from your front door, Overstone Combined Primary and Cottesloe Secondary. There are also many other schools to choose from only a few miles away in Leighton Buzzard. Wing is in Buckinghamshire and lies within the catchment area of several well-respected grammar schools. In Leighton Buzzard town centre, you'll find a number of high street stores, larger supermarkets, welcoming coffee shops, pubs and a large leisure centre with two swimming pools. It's a seven minute drive to Leighton Buzzard railway station car park, where fast frequent commuter trains take you through to London Euston in thirty minutes. From here you can also catch direct trains to Birmingham New Street and Milton Keynes.

### Material Information

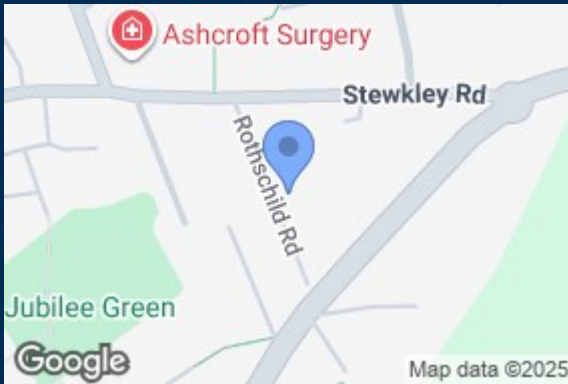
About the property; Council Tax Band: B (Buckinghamshire Council), Construction Materials: Traditional

Utilities; Electricity supply: Mains, Water supply: Mains, Sewerage: Mains, Heating: Electric, Broadband: ADSL, Broadband speed: 47 Mbps, Mobile coverage: 3G

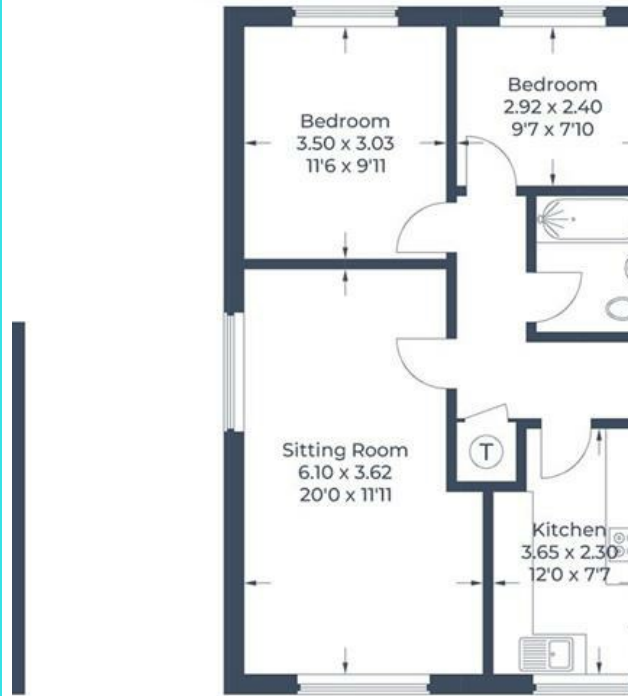
Parking; Availability of parking: Driveway Parking for 1 Car

Issues with potential impact; Property accessibility adaptations: None known, Building safety: None known, Planning permission or proposed developments: None known, Flood risk: No, Coastal erosion risk: No, Coalfield or mining area: No, Restrictions: No, Rights & easements: No

Marketing; Sale price: OIEO £230,000, Tenure: Share of Freehold



Approximate Gross Internal Area  
 Ground Floor = 4.6 sq m / 49 sq ft  
 First Floor = 64.5 sq m / 694 sq ft  
 Total = 69.1 sq m / 763 sq ft



**1 Floor**

**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
64		75	
England & Wales		EU Directive 2002/91/EC	
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		EU Directive 2002/91/EC	

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