



PROSPECT PLACE
1886

Yale

30

HUNTERS[®]
HERE TO GET *you* THERE

28 Prospect Place, Wing, Leighton Buzzard,
Buckinghamshire, LU7 0NT

28 Prospect Place, Wing, Leighton Buzzard, Buckinghamshire, LU7 0NT

Offers In Excess Of £300,000

- TWO DOUBLE BEDROOM COTTAGE
- PEACEFUL NO THROUGH ROAD POSITION
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- ENCLOSED REAR GARDEN MAINLY LAID TO LAWN
- OFF ROAD PARKING VIA PRIVATE DRIVEWAY
- NO ONWARD CHAIN
- LOCATED IN PICTURESQUE VILLAGE OF WING
- GROUND FLOOR THREE PIECE SHOWER ROOM
- OUTDOOR HOME OFFICE WITH POWER AND LIGHTING
- INTERACTIVE VIRTUAL TOUR

A Delightful Two-Bedroom Cottage in the Heart of Wing, Buckinghamshire – Offered with No Onward Chain

Tucked away on a peaceful no-through road in the sought-after and picturesque village of Wing, this beautifully presented two-bedroom cottage effortlessly combines charm, character, and modern living.

From the moment you step inside, you are welcomed into a bright and airy dual-aspect lounge and dining area. Natural light streams through, creating a warm and inviting atmosphere, while the feature staircase provides an elegant focal point and leads to the first floor.

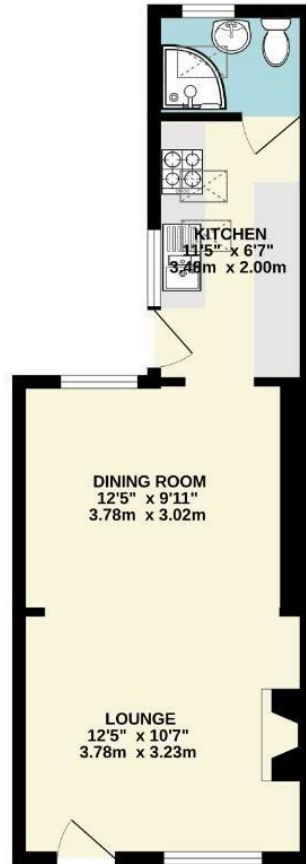
The stylish, thoughtfully designed kitchen continues the theme of light and space, enhanced by two skylights that flood the room with sunshine. Fitted with a range of sleek wall and floor-mounted units, it comes complete with integrated appliances, ensuring both practicality and a touch of luxury. A contemporary three-piece shower room completes the ground floor accommodation.

Upstairs, the first floor offers two generously sized double bedrooms, each providing a comfortable and tranquil retreat.

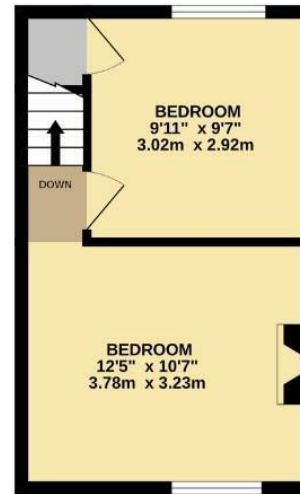
Externally, the property boasts a private, enclosed rear garden, mainly laid to lawn, offering an ideal space for relaxing or entertaining. A versatile outdoor home office, fully equipped with power and lighting, adds a fantastic bonus for those working remotely or seeking a creative studio space. To the rear, a private driveway provides dedicated off-road parking.

Situated in the Village of Wing with easy access to Milton Keynes, Aylesbury and Leighton Buzzard. Leighton Buzzard station is just a short drive away which benefits from direct trains into London Euston in just over 30 minutes. Located within catchment for Aylesbury grammar school.

GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 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.
Made with Mergix 12025.

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			
		62	77
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	





