

Willow Way

Wing Leighton Buzzard, LU7 0TJ

Price £475,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this well proportioned four bedroom family home, situated on Willow Way in the popular village of Wing, Buckinghamshire. Presented to good order throughout and offered with no upper chain, the property combines practical family accommodation including: lounge, dining room, kitchen, downstairs WC, four bedrooms, family bathroom, generous outside space and two garages, making it an ideal choice for those seeking a settled, long-term family home.

Location:

Wing is a sought-after Buckinghamshire village, well regarded for its blend of rural charm and everyday convenience. The village offers a good range of local amenities along with well-regarded schooling, making it a popular choice for families. For commuters, road links are strong, with easy access to the A418 and onward connections to the A41 and M1, while nearby Leighton Buzzard station provides regular services into London Euston. The surrounding countryside offers pleasant walking and cycling routes, with the Grand Union Canal and open Buckinghamshire farmland within easy reach, adding to the village's appeal for those wanting a quieter pace of life without sacrificing connectivity.

Ground Floor:

The accommodation is entered via a practical entrance porch, providing a natural buffer from the outside and a sensible spot for coats and shoes. This leads through to the main hallway, from which the ground floor rooms are accessed. The lounge offers a well-proportioned space to the front of the property, with parquet flooring and room for comfortable seating arrangements, while the separate dining room provides a dedicated area for family meals and entertaining, offering flexibility for those who enjoy hosting. The kitchen is positioned to complement the flow of the ground floor, with practical space for everyday cooking and family life. A downstairs WC completes the ground floor, adding valuable convenience for a busy household.

























First Floor:
Upstairs, the property offers four bedrooms arranged with two to the front, including the master bedroom, and two further bedrooms to the rear. This layout offers a sensible degree of separation and privacy, well suited to family living. The family bathroom is fitted with a bath, serving the upper floor accommodation.

Outside:
To the front, the property benefits from a generous driveway providing ample parking, alongside a large front garden laid mainly to lawn, contributing to a strong sense of kerb appeal on arrival. To the rear, a private garden has been thoughtfully arranged, laid mostly to lawn with a patio area ideal for outdoor dining and enjoying the sun. The balance of lawn and patio offers flexibility for both entertaining and everyday family use, while the garden's privacy adds further appeal.

Garages:
The property benefits from a garage, together with a separate garage/workshop, offering excellent additional storage or practical workshop space, and providing flexibility for buyers with hobbies, project space needs, or simply further storage requirements.

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: 1081 ft² (excluding garage/workshop, garage)

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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk