



Willow Way | Wing | Leighton Buzzard | LU7 0TJ

Offers In Excess Of £550,000



## Willow Way | Wing

### Leighton Buzzard | LU7 0TJ

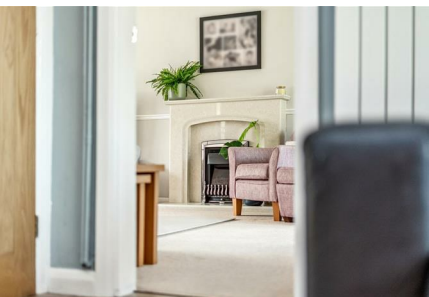
### Offers In Excess Of £550,000

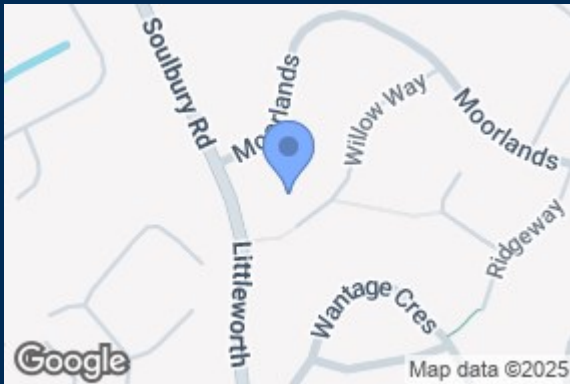
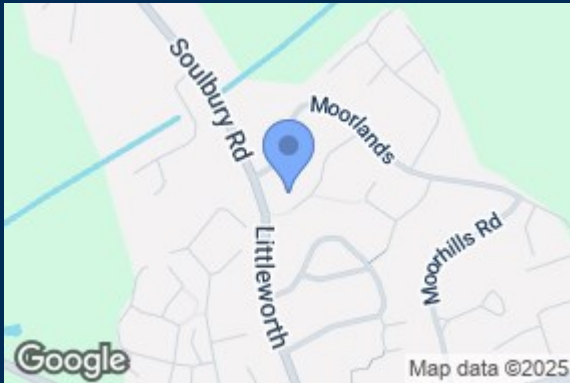
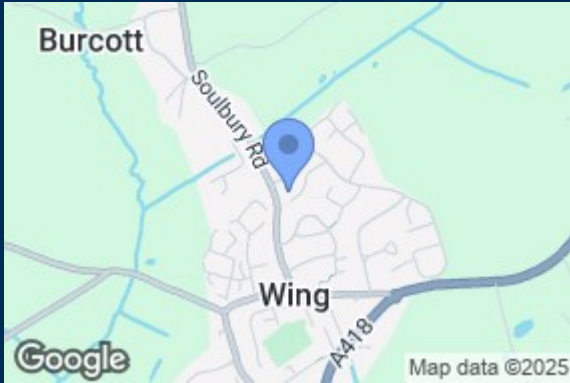
We are proud to present this beautifully presented four double bedroom detached home located in a quiet cul-de-sac in the sought after Bucks village of Wing. Set on a generous plot with ample parking and a detached garage, this home offers stylish and spacious family living with four bedrooms and three large reception rooms. A welcoming entrance hall leads to multiple reception rooms, including a large extended lounge, formal dining room, and modern kitchen breakfast room with a garden room. Upstairs, four well-proportioned bedrooms are served by a sleek family bathroom and private en-suite to bedroom one. Close to village amenities and offering excellent school catchments.

- An attractive detached family home set on a generous plot with a wide block-paved driveway and detached garage.
- Excellent size low maintenance garden, perfect for the family home.
- Garden room with skylight and garden access is ideal as a bright home office or relaxing retreat.
- Separate dining room next to the kitchen.
- Three separate reception rooms as well as a large kitchen breakfast room.
- Large extended dual-aspect living room with a bay window, fireplace, and rear doors to the garden room.
- Modern high spec kitchen breakfast room with space for a table or island.









Approximate Gross Internal Area  
 Ground Floor = 78.1 sq m / 841 sq ft  
 First Floor = 59.1 sq m / 636 sq ft  
 Garage = 12.7 sq m / 137 sq ft  
 Total = 149.9 sq m / 1,614 sq ft



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

Duck End  
 Great Brickhill  
 Buckinghamshire  
 MK17 9AP

01525 261100

enquiries@finehomesproperty.co.uk