



Aylesbury Road | Wing | Leighton Buzzard | LU7 0PD

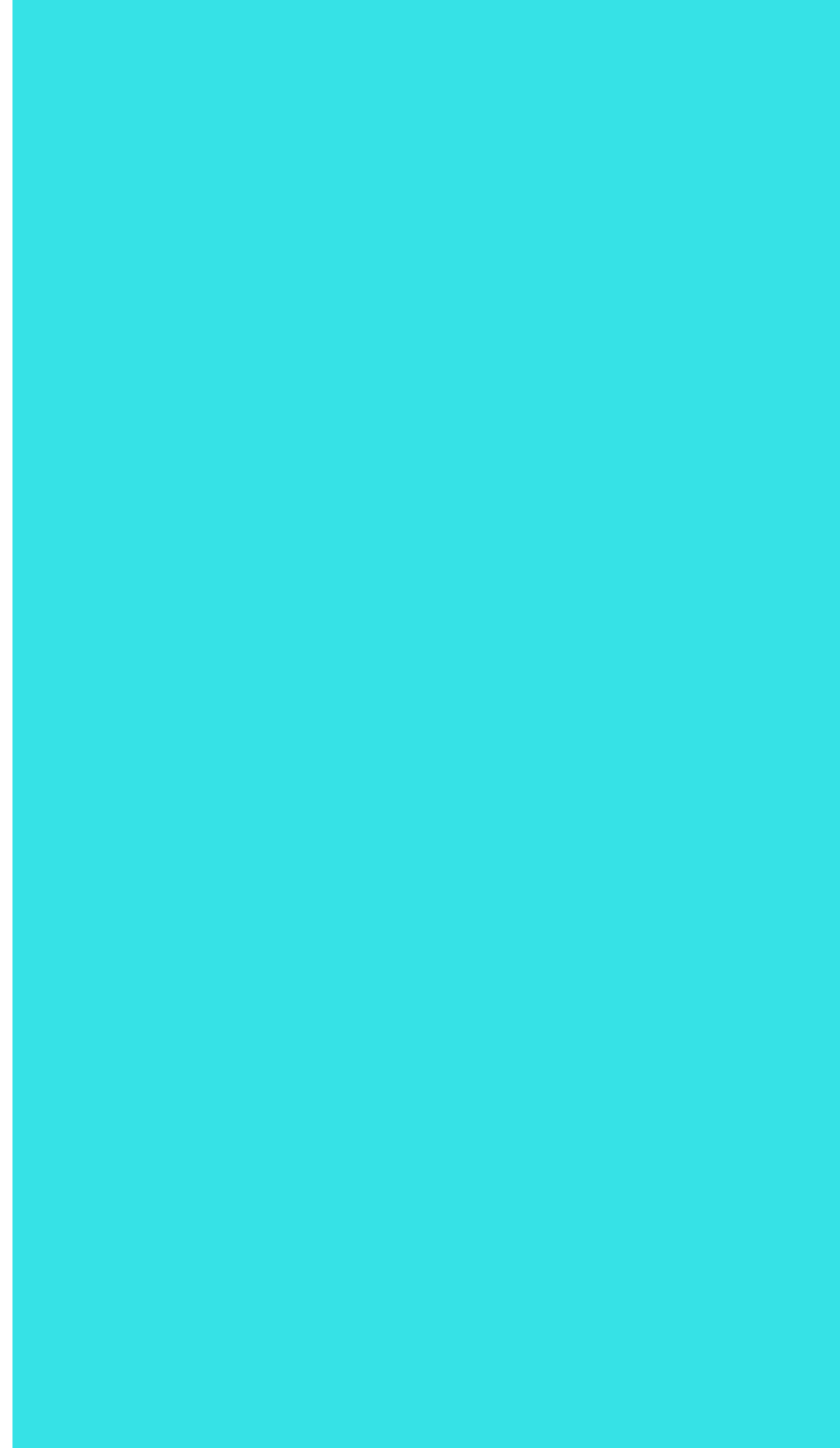
Asking Price £595,000

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Fine Homes Property are excited to present this beautiful three bedroom Victorian Rothschild cottage that has been sympathetically improved. Situated in the sought after Bucks village of Wing, the property is close to good schools for all ages including grammar schools, walking distance of local amenities as well as a short walk from beautiful local countryside walks. The accommodation includes; entrance porch, family room, stunning kitchen dining area, living room, newly fitted utility room and cloakroom, three generous bedrooms as well as high specification en-suite to master and family bathroom. The property enjoys a substantial driveway as well as great size private garden with large shed space that could be utilised as a gym or converted into a home office.

- Impressive three bedroom Victorian property with grand proportions.
- Large garden with outbuilding and driveway with parking for lots of cars.
- Recently installed high spec kitchen, utility room and en-suite.
- Large, powered shed/summer house could be converted into a gym or office.
- Short drive to Aylesbury & Leighton Buzzard train stations.
- Stylish and immaculately presented throughout having been recently updated.
- Character features throughout with a modern finish and luxury.
- Off street parking for multiple vehicles.
- Walking distance of schools for all ages and Aylesbury Grammar School catchment area.
- In-person viewing highly recommended.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>85</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>67</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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