



Abbotts Way, Wingrave HP22 4QF

welcome to

Abbotts Way, Wingrave

Immaculately presented, the property has benefited from both double and single storey extensions, ensuring generous accommodation perfectly suited to family life. Step inside to discover a beautifully refitted kitchen, ideal for contemporary cooking and entertaining. The home has been maintained in good order throughout, lending a fresh and inviting atmosphere to every room. Across two floors, the versatile layout provides ample space for relaxing, working from home, or hosting guests.





Accommodation Comprises

Hall

Living Room

Conservatory

Dining Room

Wc

Utility Room

Bathroom

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

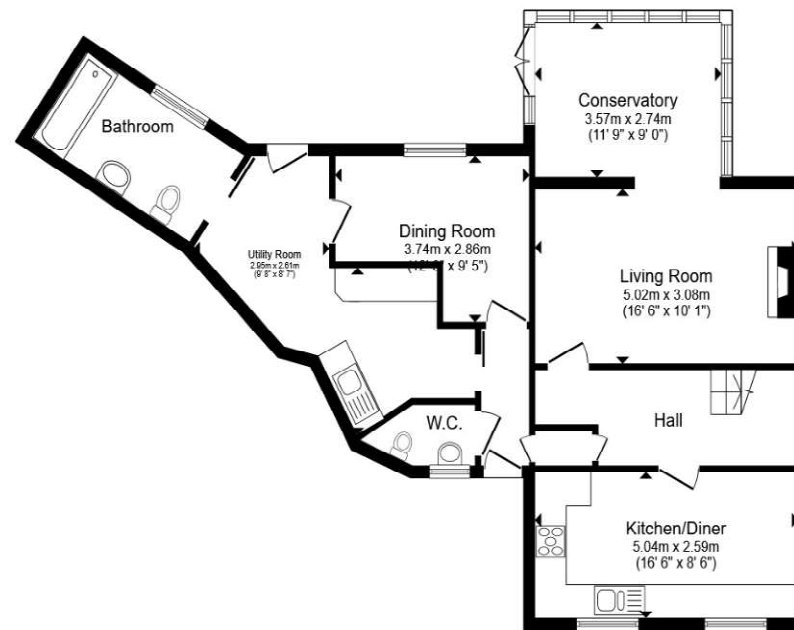
Bathroom

Outside

Rear Garden

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor



First Floor

Total floor area 135.8 m² (1,462 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Abbotts Way, Wingrave Aylesbury

- END OF TERRACE
- FOUR BEDROOMS
- SPACIOUS FAMILY HOME
- EXTENDED PROPERTY
- POPULAR VILLAGE – WINGRAVE
- DOWNSTAIRS WETROOM
- REAR GARDEN

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL116722 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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