



18 Hill Foot View, Wingrave

Aylesbury

£575,000



Williams



## 18 Hill Foot View

Wingrave, Aylesbury

Immaculate 3-bed detached home in Wingrave with modern kitchen, spacious living, en suite, enclosed garden, garage, and driveway. Ideal for families seeking village living.

Wingrave is a pretty hilltop village heavily influenced by Rothschild architecture. There is a local shop, Church, school, public house, garage and village pond. The County town of Aylesbury is approximately 5 miles away and offers a comprehensive range of amenities including a rail service to Marylebone also the Euston line can be found at Tring - Approx. 8 miles, Leighton Buzzard - Approx. 5 miles or Cheddington - Approx. 5 miles.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



## Entrance Hall

Enter through the front door into the entrance hallway, comprised of Amtico Vinyl flooring, a pendant light to the ceiling, a wall mounted radiator, carpeted stairs rising to the first floor and doors to the downstairs cloakroom, kitchen/diner and living room.

## Living Room

The living room is composed of Amtico Vinyl flooring, two wall mounted radiators, fitted lights to the ceiling, a window to the front aspect and a bay window to the side aspect, both with bespoke shutters. Space for a sofa set and other living room furniture.

## Cloakroom

The downstairs cloakroom is composed of Amtico Vinyl flooring, a heated towel rail, hand wash basin with a mixer tap, spotlights to the ceiling, a door to an under-stairs storage cupboard and a low level w/c.

## Kitchen / Diner

This open plan kitchen/diner is composed of Amtico Vinyl flooring, dual aspect windows to the side and front aspects with bespoke shutters, French double doors to the enclosed side garden, spotlights to the ceiling, a wall mounted radiator and a range of wall and base mounted units including integrated appliances such as a sink with a mixer tap and draining board, dishwasher, fridge/freezer, electric stove, extractor, splashback and a double oven.

## Landing

This L-shaped landing is composed of fitted lights to the ceiling, carpeted flooring and doors to the airing cupboard, family bathroom and all three bedrooms.

## Bedroom Three

The third bedroom features carpeted flooring, a wall mounted radiator, window to the side aspect, pendant light to the ceiling and space for a double bed and other bedroom furniture.

## Bedroom Two

The second bedroom is composed of a window to the front aspect, a wall mounted radiator, carpeted





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Approximate total area<sup>(1)</sup>

1245 ft<sup>2</sup>

115.7 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1