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52 Dormer Avenue, Wing, Leighton Buzzard, LU7 0TF

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Guide Price £475,000

- IMMACULATE FOUR-BEDROOM EXTENDED SEMI-DETACHED HOME
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE AND OPEN-PLAN LIVING AREAS
- GROUND FLOOR INCLUDES UTILITY ROOM, SHOWER ROOM, AND HOME OFFICE
- ENCLOSED REAR GARDEN WITH PATIO AND SIDE ACCESS
- EXCELLENT LOCATION WITH EASY ACCESS TO LONDON TRAINS AND GRAMMAR SCHOOLS
- LOCATED IN THE PICTURESQUE BUCKINGHAMSHIRE VILLAGE OF WING
- MODERN KITCHEN WITH SOLID WORKTOPS AND INTEGRATED APPLIANCES
- THREE FIRST-FLOOR BEDROOMS PLUS A LARGE LOFT CONVERSION FOURTH BEDROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- INTERACTIVE VIRTUAL TOUR

An exceptional four-bedroom extended semi-detached home nestled in the sought-after Buckinghamshire village of Wing, this beautifully presented property perfectly blends character, comfort, and modern living. This property comes to the market with no onward chain.

From the moment you step inside, the welcoming entrance hall sets the tone for the rest of this immaculate home. The spacious lounge features a charming feature fireplace, seamlessly flowing into the dining area and a bright family room, complete with patio doors opening onto the rear garden—creating the ideal layout for entertaining and everyday family life.

The contemporary kitchen is fitted with a range of wall and base units topped with solid work surfaces, complemented by integrated appliances and space for a gas range cooker. A utility room adds practicality, while a ground-floor shower room and a dedicated home office make this home as functional as it is stylish.

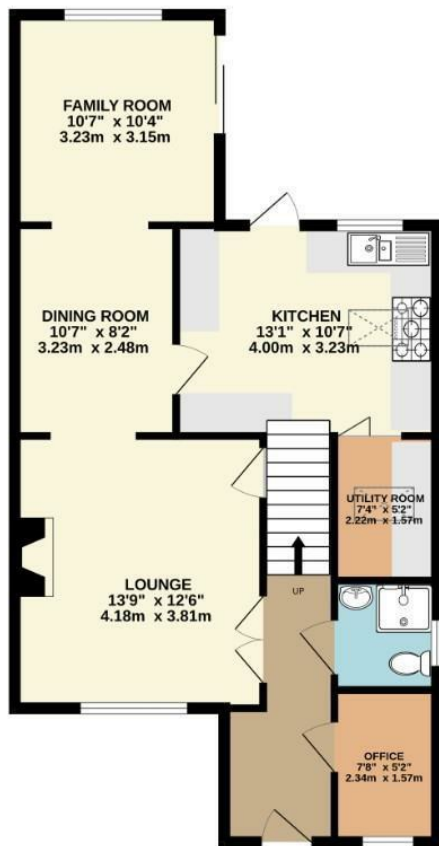
Upstairs, the first-floor landing leads to three well-proportioned bedrooms—two generous doubles—and a modern family bathroom. A further staircase ascends to the fourth bedroom, offering privacy and flexibility as a guest room, playroom, or additional workspace.

Outside, the enclosed rear garden is mainly laid to lawn with a patio seating area, perfect for outdoor dining. Side access leads to the front, where a private driveway provides off-road parking for multiple vehicles.

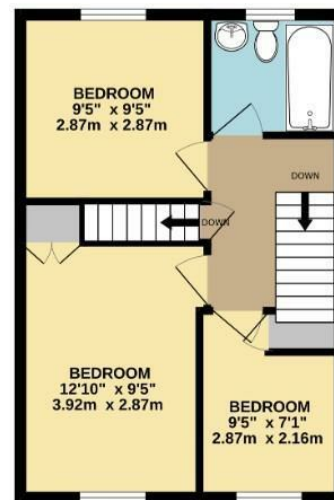
Throughout the home, Karndean flooring flows elegantly through the main living spaces, while porcelain tiles enhance the kitchen's modern appeal.

Ideally situated in the picturesque village of Wing, the property offers easy access to Milton Keynes, Aylesbury, and Leighton Buzzard. The nearby Leighton Buzzard train station provides direct services to London Euston in just over 30 minutes, and the home falls within Aylesbury Grammar School catchment—making it the perfect choice for families seeking both luxury and convenience.

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		











