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17 Wick Road, Wigginton, Tring, HP23 6EL

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Guide Price £765,000

- BEAUTIFULLY EXTENDED FOUR-BEDROOM FAMILY HOME IN THE SOUGHT-AFTER VILLAGE OF WIGGINTON
- SPACIOUS KITCHEN/DINING ROOM WITH SOLID WOOD WORKTOPS
- SEPARATE UTILITY ROOM PROVIDING ADDED PRACTICALITY
- THREE GENEROUS DOUBLE BEDROOMS WITH LUXURIOUS EN-SUITE TO THE MAIN BEDROOM
- GENEROUS FRONT GARDEN WITH CENTRAL PATHWAY AND ATTRACTIVE KERB APPEAL
- BRIGHT AND INVITING LOUNGE WITH FIREPLACE AND ATTRACTIVE WOODEN FLOORING
- BI-FOLDING DOORS OPENING ONTO THE REAR GARDEN, CREATING A SEAMLESS INDOOR-OUTDOOR FLOW
- VERSATILE SECOND RECEPTION ROOM / GROUND FLOOR BEDROOM WITH MODERN SHOWER ROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH PATIO AND GRAVELLED SEATING AREAS
- INTERACTIVE VIRTUAL TOUR

Set within the picturesque village of Wigginton, this beautifully extended four-bedroom family home offers a perfect balance of space, style, and versatility, ideal for modern family living.

The property is entered via a welcoming entrance hall, with stairs rising to the first-floor landing. To the front, the bright and inviting lounge features a charming fireplace and attractive wooden flooring, creating a warm and comfortable living space.

To the rear, the spacious kitchen/dining room forms the heart of the home, fitted with a range of floor and wall-mounted units complemented by solid wooden worktops. The space is enhanced by a ceramic sink and drainer, and ample room for dining and entertaining. Bi-folding doors open seamlessly onto the rear garden, allowing natural light to flood the room and creating a wonderful indoor-outdoor connection. A separate utility room adds further practicality.

The ground floor also benefits from a second reception room, currently utilised as a bedroom, offering excellent flexibility for guests, home working, or additional living space, alongside a modern shower room.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms, with the main bedroom enjoying a luxurious en-suite shower room. A stylish family bathroom completes the first-floor accommodation.

Externally, the beautifully landscaped rear garden is a true highlight, featuring a well-maintained lawn, a patio seating area, and an additional gravelled seating space, perfect for outdoor dining and relaxation. Mature flower beds and established trees add colour and privacy, with the added benefit of side gated access.

To the front, the generous garden is mainly laid to lawn, with a central pathway leading to the front door, enhancing the property’s charming kerb appeal.

A superb family home in a sought-after village setting, early viewing is highly recommended.

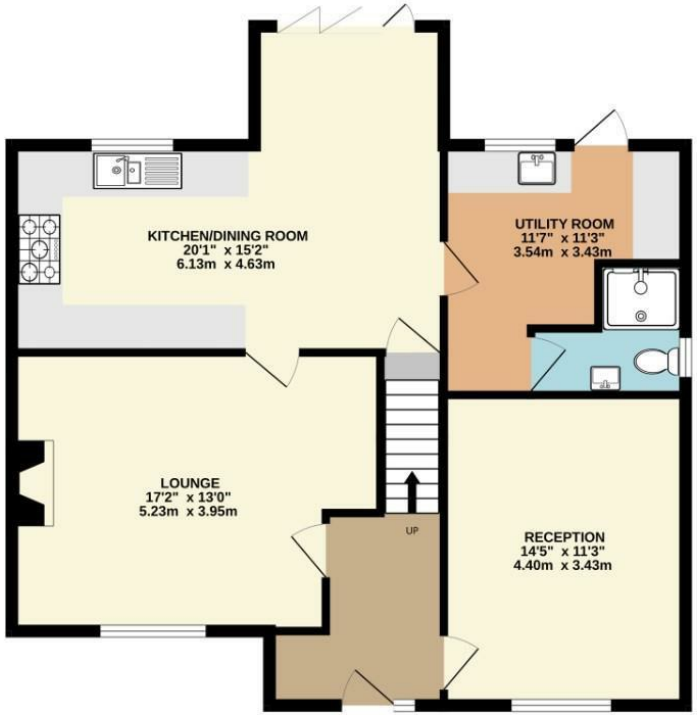
Wigginton, located on the edge of Tring in Hertfordshire, is a highly sought-after village that perfectly blends rural charm with everyday convenience. Surrounded by rolling countryside and enjoying easy access to the Chiltern Hills, the village offers a peaceful setting ideal for families, professionals, and those looking to enjoy a more relaxed pace of life.

At the heart of the community is a traditional village feel, with a well-regarded primary school, a village hall, and a popular local pub, all contributing to its friendly and welcoming atmosphere. There are plenty of scenic walks and outdoor pursuits right on the doorstep, making it an excellent location for nature lovers.

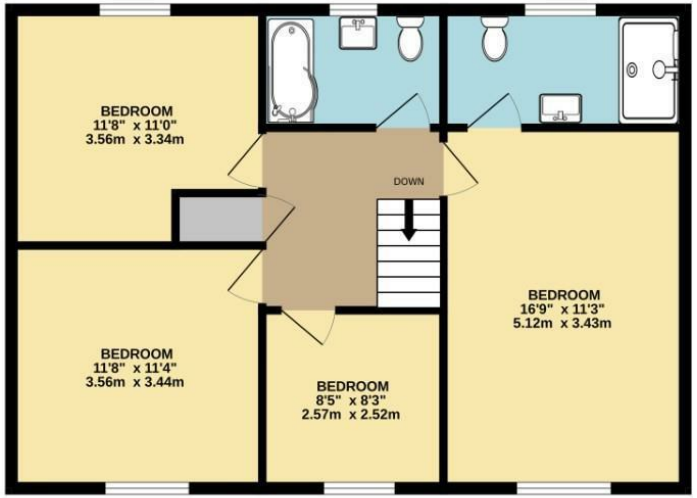
Despite its tranquil setting, Wigginton benefits from excellent connectivity. The nearby market town of Tring provides a range of shops, supermarkets, cafes, and restaurants, along with a mainline train station offering direct services into London Euston—ideal for commuters. The A41 is also easily accessible, linking to larger towns such as Aylesbury and Hemel Hempstead.

Combining countryside living with strong transport links and local amenities, Wigginton remains one of the most desirable villages in the Tring area.

GROUND FLOOR
819 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1517 sq.ft. (140.9 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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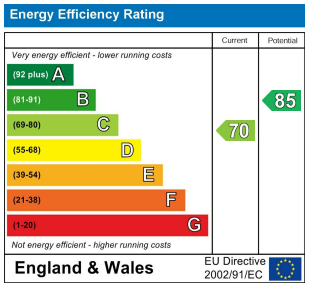

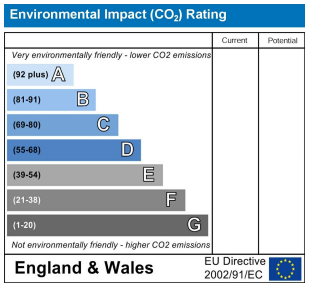

UTENSILS

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