



Castles

TWELVE LEYS  
Wingrave, Buckinghamshire

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Asking  
Price  
**£415,000**  
(Freehold)

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Situated on the edge of the ever popular Buckinghamshire village of Wingrave and benefiting from the grammar school catchment this extended 3 bedroom semi detached home has been updated by the current owners and offers a fantastic opportunity for a family to move into.



Upon entering the property via a porch with space for coats and shoes which leads into a good sized, light and bright lounge with door through to open plan refitted kitchen diner with integrated appliances and breakfast bar. The property then flows well into a bright conservatory overlooking the well maintained garden with paved pathway leading to a shed and seating area which is the perfect place to enjoy the late afternoon sun. Upstairs the property offers 2 doubles and a single bedroom along with refitted bathroom.

Wingrave itself is a hugely popular village with thriving sports clubs, local pub, shop, post office and offers a real community feel.

## Specifications

- POPULAR BUCKINGHAMSHIRE VILLAGE
- GRAMMER SCHOOL CATCHMENT
- EXTENDED FAMILY HOME
- REFITTED KITCHEN/DINER
- WELL MAINTAINED GARDEN
- GARAGE AND DRIVEWAY
- CLOSE TO SCHOOLING
- COMMUTER ROUTES NEARBY



To the front of the property offers block paved driveway parking along with garage which has power and light.



**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

**Tenure: Freehold**

**Council Tax Band: D**

**EPC Rating: C**



**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

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