

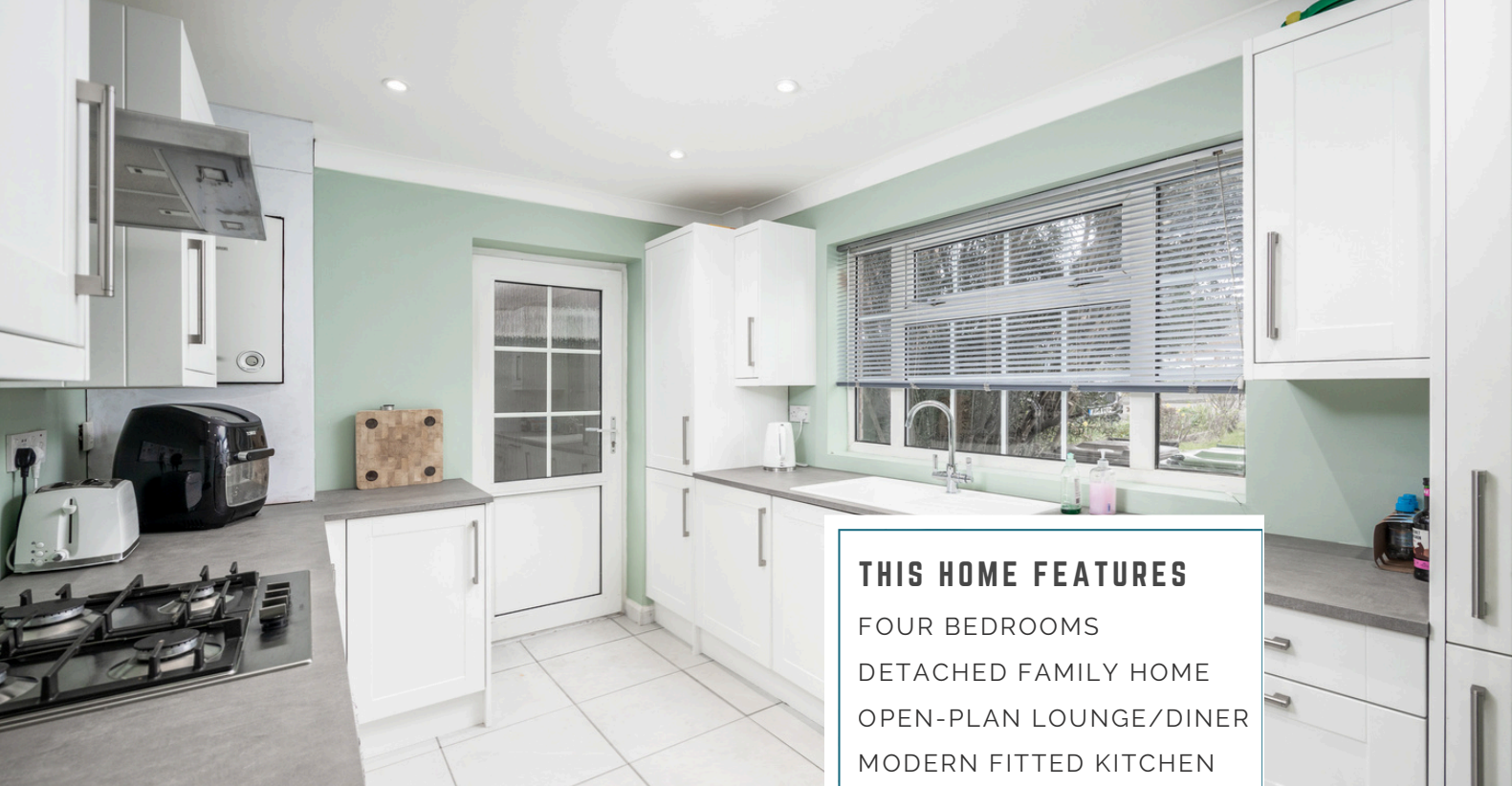
4 Bedroom Detached

VILLAGE OF BIERTON

1 Barnett Way, Bierton
Aylesbury Buckinghamshire HP22 5DN



TEL. 01296 761 331
EMAIL; HELLO@WESOLDIT.CO.UK



BIERTON

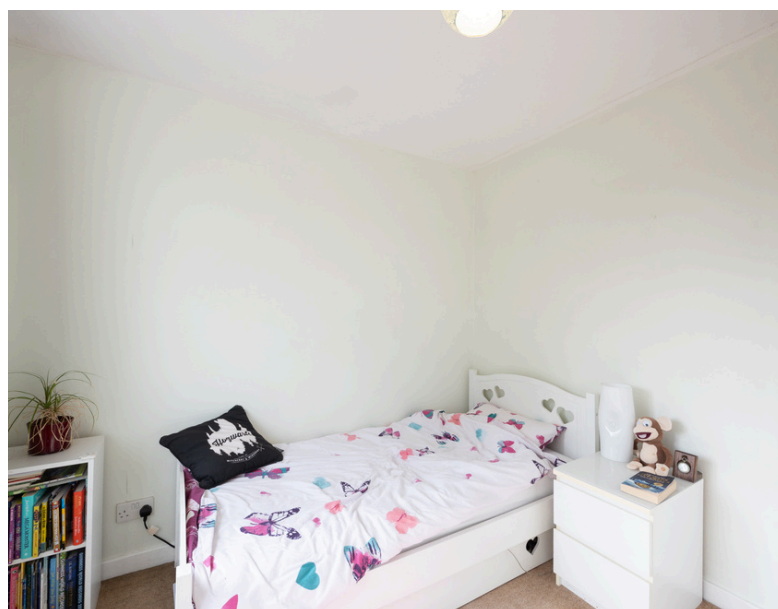
Bierton is a highly regarded village on the edge of Aylesbury, combining a welcoming community atmosphere with excellent local amenities and transport links. The village offers a popular primary school, a traditional pub, a church, and scenic countryside walks, making it ideal for families and outdoor enthusiasts. Aylesbury town centre is just a short drive away providing

THIS HOME FEATURES

FOUR BEDROOMS
DETACHED FAMILY HOME
OPEN-PLAN LOUNGE/DINER
MODERN FITTED KITCHEN
STUDY / HOME OFFICE
MASTER WITH EN-SUITE
PRIVATE REAR GARDEN
TANDEM-LENGTH GARAGE
DRIVEWAY PARKING
POPULAR BIERTON
LOCATION

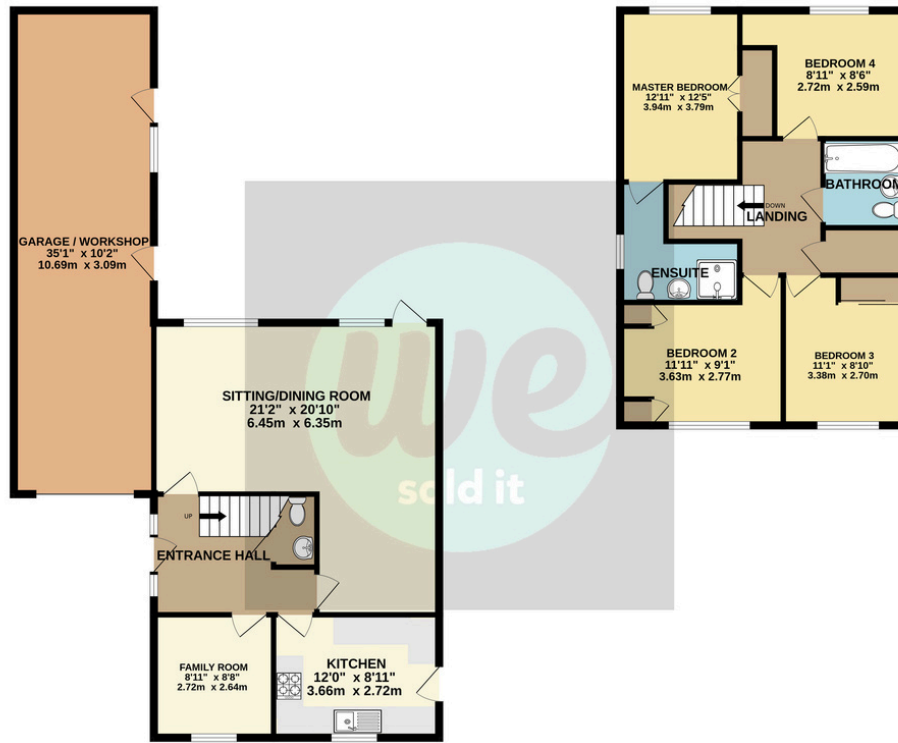
a wide range of shopping, dining, and leisure facilities, along with a mainline train station offering services to London Marylebone in under an hour. With its balance of rural charm and convenience, Bierton is a fantastic place to call home.





WeSoldIt.co.uk are delighted to present this impressive four-bedroom detached family home, ideally located in the sought-after village of Bierton on the outskirts of Aylesbury. The property offers spacious and versatile accommodation, featuring a generous open-plan lounge and dining area, a modern fitted kitchen, a separate study, and a convenient downstairs cloakroom. Upstairs, there are four well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite shower room. Externally, the home boasts a private, enclosed rear garden, a tandem-length garage, and a driveway providing parking for multiple vehicles. Perfect for families seeking space, comfort, and a well-connected village location.





TOTAL FLOOR AREA: 1599 sq.ft. (148.6 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 is given to their operability or efficiency can be given.
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VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tel. 01296 761331
hello@WeSoldIt.co.uk



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