



Station Road

Quanton | Aylesbury | Buckinghamshire | HP22 4BW



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Quinton | Aylesbury | Buckinghamshire | HP22 4BW

Williams Properties are pleased to offer to the market this superb four bedroom detached house in the popular village of Quinton, Aylesbury. The property has been well maintained throughout and benefits from a kitchen/living area, study, living room, downstairs wc, four bedrooms, en suite & family bathroom. Outside there is a rear garden, integral garage & driveway parking. Viewing comes highly advised on this wonderful family home.

Offers in excess of £573,000

## Quinton

Quinton is a pretty North Buckinghamshire village with a public house, a general store/Post Office and primary school within the village whilst a wider range of facilities are located at nearby Waddesdon (Note; the property falls within the catchment for the Waddesdon Church of England senior school) and Aylesbury, including the newly opened main line commuter rail service to London Marylebone (Aylesbury Parkway approximately 3 miles distant) The M40 (junction 7), serving London and the Midlands is within 10 miles.

Aylesbury Vale Parkway Station approx: 5.1 miles

Aylesbury approx: 6.9 miles

Buckingham approx: 11.1 miles

Thame approx: 12.1 miles

Bicester approx: 12.2 miles

## Council Tax

Band F

## Local Authority

Buckinghamshire Council

## Services

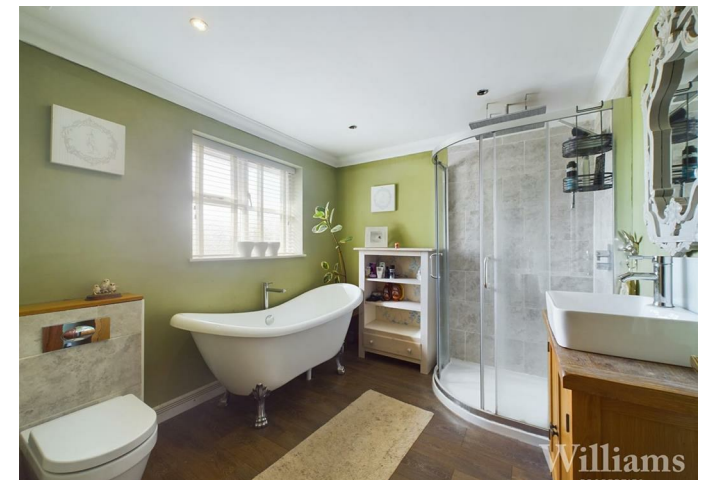
All main services available

## Entrance Hall

Enter through the front door into the entrance hall with stairs rising to the first floor and doors to the wc, kitchen and living room.



Williams



- Village Location
- Four Bedrooms
- Downstairs Study
- Spacious Kitchen / Living Area
- Detached Family Home
- Garage & Driveway Parking
- Well Presented Throughout
- Viewing Highly Recommended

**WC**

WC comprises a hand wash basin unit, low level wc and radiator.

**Kitchen / Living Area**

Kitchen/living area consists of tiled flooring, wall mounted electric fireplace, spotlights to ceiling, radiator, windows to the front aspect, a range of wall and base mounted units with wooden worktops, inset ceramic sink bowl unit with mixer tap, space for a range style cooker, overhead extractor, inset wine cooler, space for fridge/freezer, washing machine, dishwasher and tumbler dryer. Kitchen island with space for a number of bar stools. Door to the pantry and the study.

**Study**

Study consists of wood flooring, radiator, light fitting to ceiling, door to the garden and space for a range of furniture.

**Living Room**

Living room consists of a log burner, wood flooring, radiator, light fitting to ceiling and doors to the kitchen and leading out to the garden. Space for a sofa set and a range of other furniture.

**First Floor**

Doors to three bedrooms and bathroom. Stairs rise to a further bedroom.

**Bedroom & En Suite**

Bedroom consists of a window, wood flooring, radiator, light fitting to ceiling and space for a double bed and other furniture. En suite comprises a wc, hand wash basin and enclosed shower cubicle.



The property sits close to a range of local amenities including the shops and restaurants of nearby Aylesbury. Local schooling is close by being approximately 0.8 miles from Quinton Church of England School and approximately 2 miles from Waddesdon Church of England Primary & Secondary School.



### Bedroom

Bedroom consists of a window, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture.

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Bedroom consists of a window, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture.

### Bathroom

Bathroom comprises a wc, hand wash basin, standalone clawfoot bathtub, enclosed shower cubicle, spotlights to ceiling and a frosted window.

### Second Floor

Stairs rise into the bedroom.

### Bedroom

Bedroom consists of sky light windows, carpet laid to floor, spotlights to ceiling and space for a king size bed and other furniture.

### Rear Garden

Enclosed rear garden with a paved patio leading to an area of grass, built in planters with plants and shrubs, gated access to the front.

### Garage & Parking

Integral garage with light and power supply. Block paved gated driveway with space for multiple vehicles.

### Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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			
		66	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Williams



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.