



Phipps Close

Bierton Park | Aylesbury | Buckinghamshire | HP20 1DT



Williams
PROPERTIES

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Williams Properties are delighted to present this three bedroom detached house on the popular Bierton Park development in Aylesbury. The property is in fantastic order throughout and comprises a living room, dining room, downstairs wc, kitchen, office, three bedrooms, en suite and bathroom. Outside there is a driveway to the front and an enclosed rear garden. Viewing is highly recommended.

Offers in the region of £425,000

- Popular Location
- Detached Property
- Office
- Fitted Kitchen
- Three Bedroom House
- Driveway Parking
- En Suite & Cloakroom
- Viewing Highly Advised

Bierton Park

A modern development with easy access to neighbouring areas including Watermead and Bierton Village. There is good access to the A418 towards Milton Keynes and the A41 towards Tring and London. A doctor's surgery, pharmacy and Spar store can be found nearby on the Coppice. Primary & Junior School – Broughton & Secondary Schools – The Grange & Aylesbury Grammar Schools

Council Tax

Band E

Local Authority

Buckinghamshire Council

Services

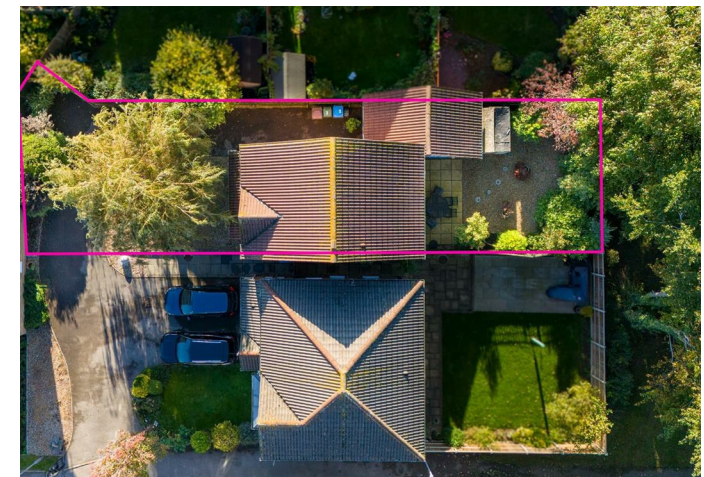
All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the wc and living room. Stairs rise to the first floor.

WC

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



This property is located within close proximity to a range of local amenities and schools. The St. Louis and the Bierton Primary schools are a short distance away. The Poplar Grove Surgery, Rowlands Pharmacy and One Stop Convenience shop are a short walk away.



Living Room

Living room consists of a window to the front aspect, spotlights to ceiling, wood effect flooring, feature fireplace with surround, radiators and space for a sofa set and other furniture.

Dining Room

Dining room consists of wood effect flooring, spotlights to ceiling, radiator, French doors to the rear garden and a door to the kitchen. Space for dining table and chairs and other furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap, inset electric hob, splashback and overhead extractor, inset oven, grill and microwave, storage cupboard, integrated dishwasher and washing machine. Spotlights to ceiling, tiled flooring, heated towel rail and window to the rear aspect.

Office

Utility area with space for fridge/freezer and door to the front of the property, leads into the office with space for a range of furniture, wood effect flooring, spotlights to ceiling, radiator and doors to the garden.

First Floor

Doors to all bedrooms, bathroom and airing cupboard.

Bedroom & En Suite

Bedroom consists of a window to the rear aspect, carpet laid to floor, ceiling light fan, radiator and space for a double bed and other furniture. En suite is fully tiled and comprises a low level wc unit with basin, enclosed shower cubicle, heated towel rail and a frosted window.

Bedroom

Bedroom consists of a window to the front aspect, built in wardrobes, light fitting to ceiling, carpet laid to floor, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the rear aspect, light fitting to ceiling, carpet laid to floor, radiator and space for a single bed.

Bathroom

Bathroom is fully tiled and comprises a panelled bathtub with mixer tap and shower over, wc unit with basin and storage, heated towel rail and a frosted window.

Rear Garden

Enclosed rear garden with a paved patio area, gravelled area with plants and shrubs, garden shed.

Parking

Driveway parking for a number of 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(49-60) C			
(55-68) D				(39-48) D			
(39-54) E				(29-38) E			
(21-38) F				(11-28) F			
(1-20) G				(1-10) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			



Williams Properties
 8-10 Temple Street
 Aylesbury
 Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
 Web: www.williams.properties
 Tel: 01296 435600

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.