



Heron Close

Broughton | Aylesbury | Buckinghamshire | HP20 1PT



Williams
PROPERTIES

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**** VIRTUAL TOUR AVAILABLE **** A superb three bedroom property which has undergone a full renovation and boasting two En-suite bedrooms, lavish L shape kitchen living room with Shaker style units, a central island, integrated appliances, Bi-Fold doors to the rear and a glazed lantern in the ceiling. The property must be viewed in person to fully appreciate the extent to which the current sellers have completed the transformation of this mature family home.

Price guide £500,000

- Two En-Suite Bedrooms
- Bi-Fold Doors & Glazed Lantern
- Lavish L Shape Kitchen
- Shaker Style Kitchen & Island
- Contemporary Main Bathroom
- Ample Parking
- Landscaped Rear Garden
- Living Room

Broughton

Broughton is an established residential area on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring and London. The area has a popular primary school and family facilities including a children's play area, shopping parade with a convenience store, takeaways as well as a doctor's surgery nearby. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Secondary Schools – The Grange & Aylesbury Grammar Schools

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance

Door opens to a inner hallway which is open plan to the downstairs accommodation and has a door to a bedroom and stairs rising to the first floor.

Living Room

Generous well appointed room with chimney breast, window to the front, radiator and door to the kitchen/living room.



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A stylish and contemporary renovated property set in an established residential area in a highly sought after part of the town called Broughton. The area offers a wealth of amenities including local shopping, recreation, canalside walks and excellent primary and secondary schools including Aylesbury Grammar Schools.



Kitchen / Living Room

An outstanding feature of the property. This L shape living area offers the discerning buyer a great area to cook, dine and entertain both family and friends. The room is flooded with light from both the bi-folding doors and the glazed lantern in ceiling above. The kitchen area comprises of a comprehensive range of floor and base mounted Shaker style units with quartz worktops and splash backs with an inset Butler sink with swan head mixer tap. The units have integrated appliances including a dishwasher and upright fridge freezer. There is also space for a range cooler with an integrated cooker hood above. There are windows to both rear and side a door opens to the utility room. The dining area offers space for a table and chairs and open plan to further living space ideal for a seating area to entertain. The room overlooks the rear garden through the wide bi-folding doors.

Utility Room

Range of Shaker style wall units with space for a tumble dryer and washing machine with a worktop over. Built in cupboard and door to a downstairs WC.

Downstairs Toilet

Comprising of a WC, wash basin, room extractor and contrastingly decorated with painted half height panelling.

Ground Floor Bedroom

A good size room with window overlooking the front, a radiator and door to a built in storage cupboard/wardrobe and a further door to an En-suite.

En-Suite

Comprising of a walk in shower wet room area with Monsoon shower and a second wall mounted mixer shower. The room also includes a heated towel rail, WC, contemporary vanity wash basin with drawers and a mixer tap, tiling to all water sensitive areas and a window to the side.

Landing

Door to all first floor bedrooms and main bathroom.

Bedroom One

Good size room with windows to the front aspect, built in wardrobe, space for bedroom furnishings and a door to the En-suite.

En-suite

Comprising of a three piece suite, tiled to water sensitive areas and including a tiled shower cubicle with mixer shower, vanity wash basin with drawers and a mixer tap, WC, room extractor and skylight window.

Bedroom Two

L shape room with ample space for bedroom furnishings, built in wardrobe, radiator and skylight window.

Bathroom

Generous room with a contemporary bath tub with wall mounted hot and cold taps, floating vanity sink with drawers and mixer tap and a WC. The walls are tiled to water sensitive areas, heated towel rail, room extractor, down lighters and skylight window.

Front Garden/Driveway

Open plan frontage which has been landscaped in gravel to offer ample parking for a number of vehicles. There is a side gate which when open leads to the rear garden.

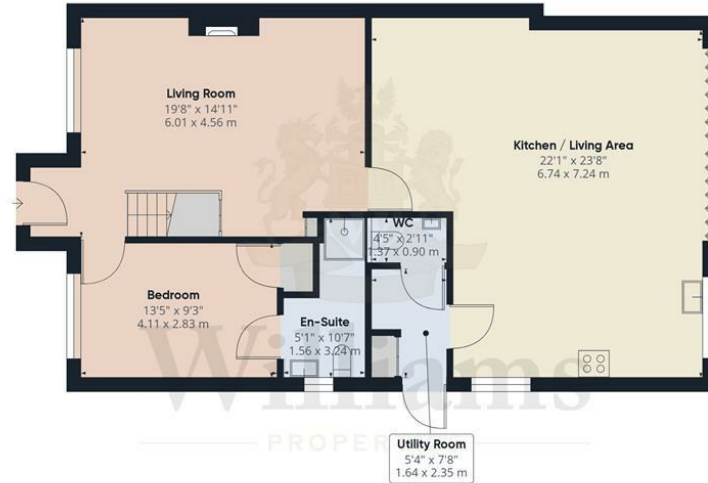
Rear Garden

Mainly laid with lawn, a paved patio, raised border to the rear with sleepers, outside tap, shed and fully enclosed with panelled fencing.

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	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			84	(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C		65		(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area⁽¹⁾
1471.4 ft²
136.7 m²

Reduced headroom
114.94 ft²
10.68 m²

(1) Excluding balconies and terraces.

(⌊) Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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.