



  
**Williams**  
PROPERTIES  
**For Sale**  
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Old Orchards

| Berton | Buckinghamshire | HP22 5BY

  
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PROPERTIES

# Old Orchards

| Berton | Buckinghamshire | HP22 5BY

A mature family home set in the highly sought after village of Berton which offers a Primary School, excellent secondary school catchments including the Aylesbury Grammar Schools. The property can be found set at the end of a close overlooking fields, offers three bedrooms, modern bathroom, kitchen/diner, utility area, downstairs WC, gardens and driveway parking.

## Offers in excess of £425,000

- Village Location
- Good Road Links
- Driveway Parking
- Utility Area
- Three Bedroom House
- Close To Schools
- Enclosed Rear Garden
- Downstairs WC

### Berton

Berton village has two public houses, a large church, playing fields and a very sought after village school. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools. For those wishing to commute to the City, a main line station to London Marylebone can be found in Aylesbury and has a journey time of approx. 55 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame. Primary & Junior School - Berton CoE & Secondary Schools - The Grange & Aylesbury Grammar Schools

### Council Tax

Band D

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance Hall

Stairs to first floor with storage cupboard under, door to kitchen and further door to the living room.



The property is located on a quiet residential road in Birtton and as such is within walking distance to two popular public houses, the church and village hall, as well as the renown Birtton C of E Infant and Junior Schools. There are excellent transport links with a regular bus service passing through the village, and for road users, easy access to the A413.



### Living Room

Window to front aspect, fireplace and radiator.

### Kitchen / Diner

L shape room with a range of base and wall mounted units, roll top work surface with inset one and half stainless steel sink drainer with swan neck mixer tap. Tiling to splash backs, built in oven, hob and extractor, space for washing machine, window to rear aspect overlooking the garden. Space for table and chairs, built in cupboard and radiator. Door to utility area.

### Utility Area

Doors to front and rear gardens, door to downstairs WC, space for upright fridge freezer.

### Downstairs WC

WC and window to front.

### Landing

Window to rear, radiator, doors to all bedrooms, bathroom and airing cupboard.

### Bedroom One

Large window overlooking fields, radiator, space for bedroom furnishings.

### Bedroom Two

Window overlooking the rear garden, radiator, built in wardrobes and space for bedroom furnishings.

### Bedroom Three

Window overlooking fields, radiator and space for bedroom furnishings.

### Bathroom

Modern white suite comprising of CW, wash basin with vanity unit, panelled bath with independent shower and glazed screen. Tiling to splash sensitive areas, window to rear aspect and radiator.

### Front Garden

Generous open plan frontage with a screen of established trees and bushes, an area of lawn and storm porch over front door.

### Driveway

Driveway parking can be found at the front of the property with space for a number of vehicles.

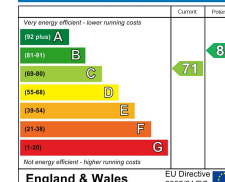
### Rear Garden

An established garden with stocked borders, an area of lawn and fully enclosed with fencing.

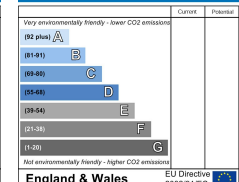
### Buyer Notes

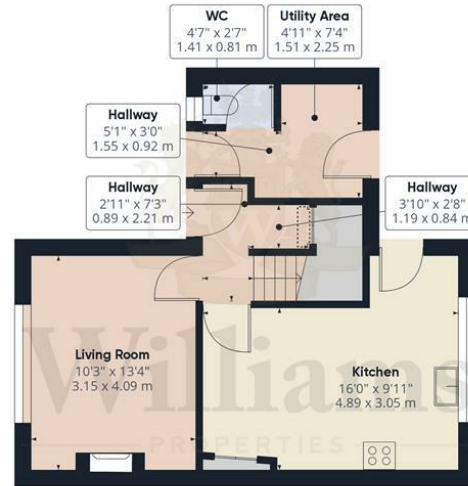
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### Energy Efficiency Rating

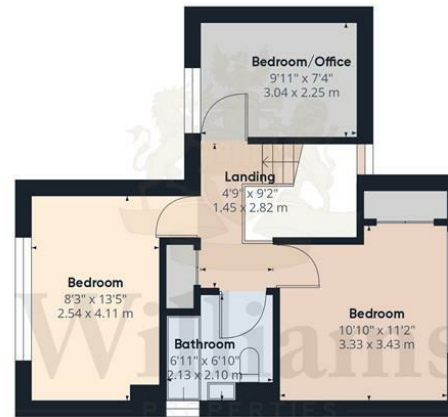


#### Environmental Impact (CO<sub>2</sub>) Rating





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

862.8 ft<sup>2</sup>  
80.16 m<sup>2</sup>

Reduced headroom

1.9 ft<sup>2</sup>  
0.18 m<sup>2</sup>

(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.