



Princes Close

Chilton | Aylesbury | Buckinghamshire | HP18 9LN



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Welcome to this two bedroom semi-detached house located in Chilton, Buckinghamshire. This delightful house offers a living room, kitchen/diner, utility/wc, bathroom and two double bedrooms, there is ample space for a small family or guests to stay over comfortably. Located in the heart of Buckinghamshire, this property offers a wonderful opportunity to enjoy the peaceful surroundings and community spirit of Chilton.

Offers in excess of £390,000

- Village Location
- Two Double Bedrooms
- Driveway Parking
- Enclosed Rear Garden
- Semi - Detached House
- Kitchen / Diner

Chilton

Chilton is a village and civil parish in Aylesbury Vale district in Buckinghamshire, England. Local schools include Long Crendon School, Ashfold School & Lord William's School.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Living Room

Enter through the front door into the living room with a window to the front aspect, carpet laid to floor, log burner, radiator, light fitting to ceiling and stairs rising to the first floor. Space for a sofa set and other furniture.



Haddenham and Thame Parkway railway station (5.5 miles) has services to Marylebone in under 40 minutes and M40 junction 8A is 9 miles away.



Kitchen / Diner

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap, inset electric hob and oven, integrated fridge/freezer, under cabinet lighting, radiator, window to the rear aspect, storage cupboards and space for a dining table set. Door to the inner hallway.

Inner Hall

Doors to the wc and leading out to the driveway and to the rear garden.

WC / Utility

Comprising of a low level wc, hand wash basin, radiator, wall mounted units and space for washing machine and under counter fridge.

First Floor

Doors to both bedrooms and bathroom. Loft access.

Bedroom

Bedroom consists of windows to the front aspect, built in wardrobe, carpet laid to floor, radiator, light fitting to ceiling and space for a king size bed and other furniture.

Bedroom

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

Bathroom

Bathroom comprises a low level wc, hand wash basin, panelled bathtub with shower and screen, tiling to splash sensitive areas, radiator and a frosted window.

Rear Garden

Enclosed rear garden with a paved patio and pathway, grass laid to the remainder with flowers and plants, and a garden shed.

Parking

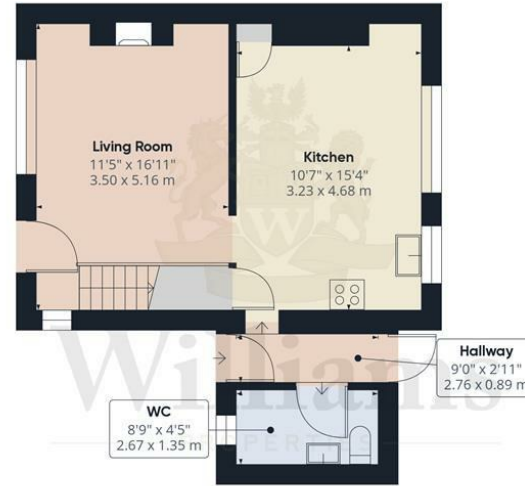
Gravelled driveway with space for multiple vehicles.

Buyer Notes

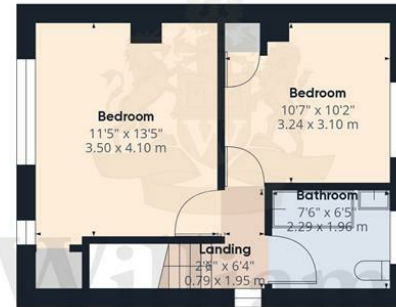
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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			
		63	86
England & Wales		EU Directive 2002/91/EC	

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



Floor 0



Floor 1



Approximate total area⁽¹⁾

778.99 ft²

72.37 m²

(1) Excluding balconies and terraces.

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.