



Cowley Close

Bierton | Aylesbury | Buckinghamshire | HP22 5DQ



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Williams Properties are delighted to present this three bedroom semi-detached house in Bierton, Aylesbury, which has been extensively renovated to provide superb spacious living accommodation in excellent modern condition. The property is in fine order and benefits from a living room, kitchen/diner living area and utility room to the ground floor, with three bedrooms and bathroom to the first floor. Outside, there is a driveway, and rear garden featuring garden office currently being used as a salon and benefits of beautiful field views. We strongly recommend a viewing on this ideal family home.

Offers in excess of £500,000

- Three Bedroom House
- Superb Condition Throughout
- Top Village Location
- Walking Distance to School
- Field Views
- Extended Downstairs
- Part Converted Garage To Salon
- Viewing Highly Recommended

Bierton

Bierton 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 - Bierton CoE & Secondary Schools - The Grange & Aylesbury Grammar Schools

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Entrance via front door into entrance hall, with doors off to the lounge and and kitchen/diner. Carpeted stairs rising to the first floor.

Living Room

Spacious sitting room comprising of Carpet laid to floor, single light pendant to ceiling, window to the front aspect with fitted blinds, custom fitted shelving and unit for storage, wall mounted radiator, Space for Feature fireplace and space for a sofa and other furniture.



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The property is conveniently located a minutes walk away from the renowned Birtton C of E Primary School, and approximately 1.8 miles away from The Grange School and Aylesbury Grammar Schools. There are excellent road and transport links, with the A418 running through Birtton towards Milton Keynes. A bus route provides the village with regular services into Aylesbury and the surrounding towns and villages.



Kitchen/Diner and Utility Room

Spacious open plan kitchen and dining area, with superb bi-fold doors to the rear garden, spot lighting to the ceiling. laminate flooring laid to floor. The kitchen area comprises of a range of base and wall units and an island, with quartz work top and high gloss doors, inset oven with hob and extractor, inset sink with draining board and mixer tap, integrated dishwasher, and fridge freezer. The Spacious dining area provides space for a large dining set and other furniture perfect for family living. There is a door into the utility room which features a window to rear aspect roll top worktop and space for laundry white goods.

First Floor

Carpeted stairs rising from the ground floor to the first floor landing, with doors off to all three bedrooms and the main bathroom. Window to the side aspect.

Master Bedroom

comprises of carpet laid to floor and spot lighting to ceiling, with window to front aspect, fitted blinds, wall mounted radiator and custom fitted wardrobes,. There space for a super king bed, and other bedroom furniture.

Bedroom

Comprises of carpet laid to floor and spotlighting to ceiling, with window to the rear aspect, wall mounted radiator and space for a double bed and other bedroom furniture.

Bedroom

Comprises of carpet laid to floor, single light pendant to ceiling, window to front aspect, wall mounted radiator and space for a single bed and other bedroom furniture.

Bathroom

Thus Newly Fitted bathroom comprises laminate laid to floor, spot lighting to the ceiling, bathtub with overhead waterfall shower, low level VVC and hand wash basin with built in storage, with a window to the side aspect, heated towel rail and fully tiled.

Garden And Office

Beautifully landscaped rear garden with a large patio area and path, and an area of artificial lawn and a barked area perfect for the children's play area and also features a further patio area to the rear of the garden overlooking the breath taking views. There is a part converted garage still providing a large storage area but the remainder converted into what is currently being used as a salon but can be easily used as an office and features its own front door which leads you out to the front of the property, this room could be used for a variety of purposes, it features laminate laid to floor and spotlighting to ceiling and a window overlooking the garden.

Driveway

Large driveway to the front of the property to accommodate multiple vehicles there is a shared gated access to the rear of both this and the neighbours property providing storage area and access to the rear garden gate and salon .

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.

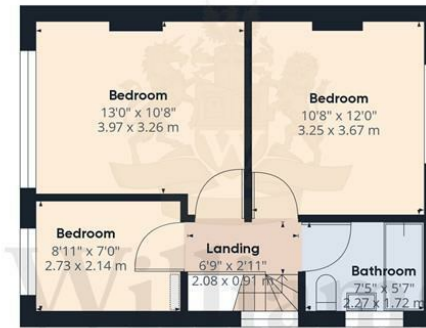
| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | | (02 plus) A | | | |
| (81-91) B | | | | (01-01) B | | | |
| (69-80) C | | | | (09-00) C | | | |
| (55-68) D | | | | (05-08) D | | | |
| (39-54) E | | | | (04-04) E | | | |
| (21-38) F | | | | (11-30) F | | | |
| (1-20) G | | | | (11-20) 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 | | | |

Energy Efficiency Rating: Current 37, Potential 77

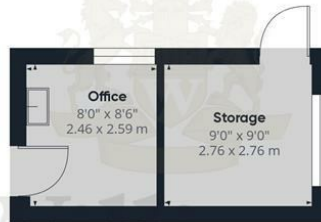
Environmental Impact (CO₂) Rating: Current 37, Potential 77



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 1119.17 ft²
 103.97 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.