



The Close

Bierton | Aylesbury | Buckinghamshire | HP22 5BZ



Williams
PROPERTIES

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Williams Properties are pleased to offer to the market this well presented three bedroom semi-detached bungalow in the popular village of Bierton, Aylesbury. The property itself comprises of a lounge, kitchen/diner, three double bedrooms, bathroom, large landscaped rear garden and driveway parking. Viewing is highly recommended on this fantastic home.

Asking price £465,000

- Three Double Bedrooms
- Semi - Detached Bungalow
- Village Location
- Newly Fitted Boiler
- Driveway Parking
- Well Presented Throughout
- Kitchen / Diner
- 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

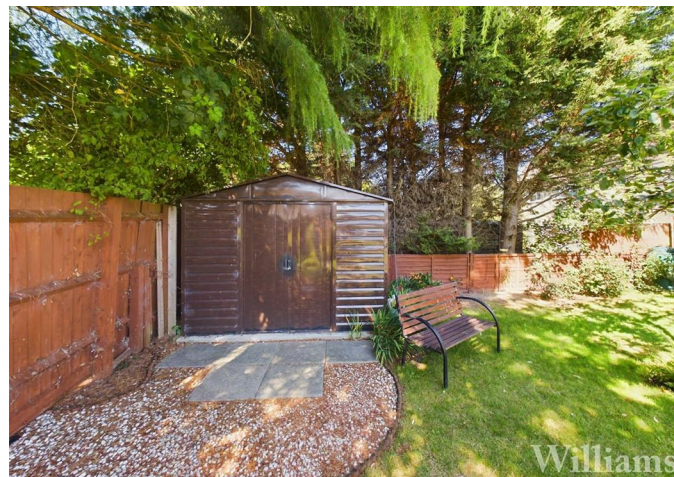
Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the lounge, all three bedrooms and bathroom.



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There are excellent road and transport links from the village, with the A418 running through Berton towards Milton Keynes. A bus route provides the village with regular services into Aylesbury, surrounding towns and villages.



Lounge

Lounge consists of a window to the front aspect, newly fitted electric fireplace, carpet laid to floor, light pendants to ceiling, radiator and space for a sofa suite and other furniture. Door to the kitchen/diner.

Kitchen / Diner

Kitchen/diner comprises a range of wall and base mounted units with roll top surfaces, tiled flooring and a breakfast bar. Inset sink unit with mixer tap and draining board, integrated gas hob, angled extractor fan, oven and fridge/freezer. Space for a dining table set and double doors leading out to the rear garden.

Bedroom

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

Bedroom

Bedroom consists of a window to the rear aspect, built in wardrobe, a cupboard which house the newly installed boiler, carpet laid to floor, light pendant to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the rear aspect, built in wardrobe and a cupboard which house the newly installed boiler, carpet laid to floor, light pendant to ceiling, radiator and space for a double bed and other furniture.

Bathroom

Bathroom comprises a low level wc, hand wash basin unit with storage, panelled bathtub with shower and screen, tiling to splash sensitive areas, heated towel rail and frosted windows.

Rear Garden

Large enclosed landscaped garden, mainly laid to lawn with patio area for garden dining set, pond, garden shed and established trees, bushes and plants.

Parking

Gravelled driveway with space for at least two vehicles. Side gate for access to rear garden.

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			
(92-100) 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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(01-00) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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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.