



3 Winwood Drive

Quinton | Aylesbury | HP22 4AZ



Williams
PROPERTIES

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nestled in the charming village of Quinton, Aylesbury, this delightful detached house is a true gem waiting to be discovered. Boasting not two but three inviting reception rooms, this property offers ample space for entertaining guests or simply unwinding after a long day. With four bedrooms and two bathrooms, there is no shortage of comfort and convenience in this modern yet characterful home.

Guide price £610,000

Quinton

Quinton is a pretty North Buckinghamshire village with a public house, a general store/Post Office and primary school within the village whilst a wider range of facilities are located at nearby Waddesdon (Note; the property falls within the catchment for the Waddesdon Church of England senior school) and Aylesbury, including the newly opened main line commuter rail service to London Marylebone (Aylesbury Parkway approximately 3 miles distant) The M40 (junction 7), serving London and the Midlands is within 10 miles.

Aylesbury Vale Parkway Station approx: 5.1 miles

Aylesbury approx: 6.9 miles

Buckingham approx: 11.1 miles

Thame approx: 12.1 miles

Bicester approx: 12.2 miles

Council Tax

Band F

Local Authority

Buckinghamshire Council

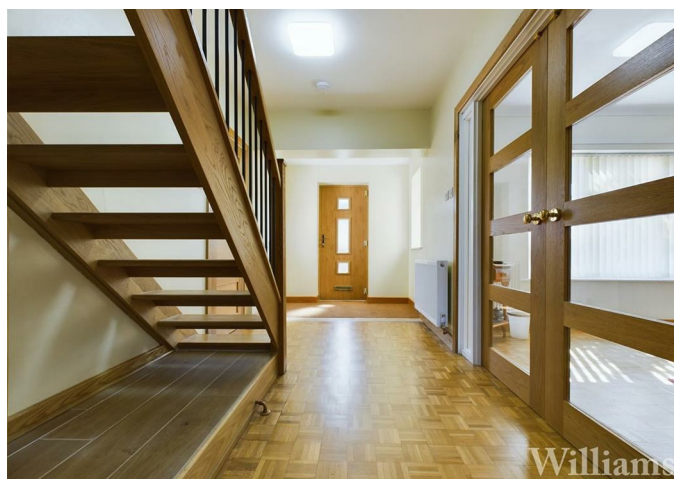
Services

All main services available.

Oil Fired Heating.



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- Sought After Village Location
- Four Bedrooms
- Three Receptions Rooms
- Garage And Driveway
- Detached Family Home
- Master with En suite
- Recently Renovated
- Viewing Highly Recommended

Entrance Hall

Enter through the front door into the good size entrance hall with stairs rising to the first floor and doors to the w/c, kitchen and lounge/diner and features parquet flooring and light fitting to the ceiling.

W/C

WC comprises a hand wash basin unit, low level w/c, tiles to splash sensitive areas and a wall mounted radiator.

Kitchen

Kitchen consists of tiled flooring, wall mounted radiator, spotlights to ceiling, windows to the rear aspect, a range of wall and base mounted units, inset ceramic sink bowl unit with mixer tap, inset oven and electric hob, overhead extractor, integrated fridge/freezer, dishwasher and space for a washing machine within the utility area. doors to the hallway, garage and sun room.

Sunroom

Sunroom consists of windows to the surround, door leading out to the garden, wood effect flooring, ceiling light fan, wall mounted radiator and space for a range of furniture.

Living Room

Living room consists of a window to the front aspect, dual aspect fireplace, parquet Flooring, light fitting to ceiling and a wall mounted radiator. There is space for a sofa suite and other furniture. Open plan to dining room.



The property sits close to a range of local amenities including the shops and restaurants of nearby Aylesbury. Local schooling - Quainton Church of England School and Waddesdon Church of England Primary & Secondary School.



Dining Room

Dining room consists of parquet flooring, light fitting to ceiling, wall fitted dual aspect fireplace, wall mounted radiator and sliding doors leading out to the garden . Space for a dining table set and other furniture. opening out into the living room.

First Floor

Doors to four bedrooms and family bathroom. Stairs rising from the ground floor. Features carpet laid to the floor and single light fittings to the ceiling.

Bedroom and Ensuite

Bedroom consists of a window to the front aspect, newly fitted carpet laid to the floor, spot lighting to the ceiling, a wall mounted radiator, built in wardrobes and a door to the en suite. Space for a king size bed and other bedroom furniture. En suite comprises a enclosed shower cubicle, hand wash basin unit, w/c, heated towel rail and tiling to splash sensitive areas.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fittings to the ceiling, a wall mounted radiator and space for a king size bed and other bedroom furniture.

Bedroom

Bedroom consists of double aspect windows to the front and side aspect, carpet laid to floor, light fitting to ceiling, a wall mounted radiator and space for a king size bed and and other bedroom furniture.

Bedroom

Bedroom consists of a window to the front aspect, built in shelving, newly fitted carpet laid to floor, light fitting to ceiling, a wall mounted radiator and space for a single bed and other furniture.

Family Bathroom

Bathroom is fully tiled and comprises a w/c, hand wash basin unit, panelled bathtub with shower and screen, heated towel rail and window.

Rear Garden

Fully enclosed garden with a newly laid large patio area, expanse of lawn laid with established trees and shrubs, garden shed and gated access to the front.

Garage And Driveway

Garage and driveway parking to the front for multiple vehicles and the remainder laid to lawn.

Buyers Notes

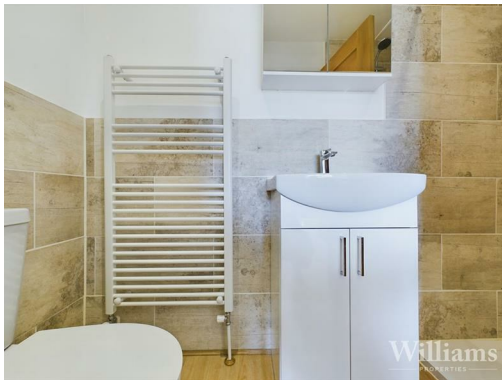
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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			
		43	64
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(16-38) D			
(9-15) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Floor 0



Floor 1



Approximate total area⁽¹⁾

1626.86 ft²

151.14 m²

Reduced headroom

14.21 ft²

1.32 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.