



41 Archer Drive

| Aylesbury | | HP20 1ER



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Williams Properties are delighted to present this three bedroom detached house on the popular Bierton Park development in Aylesbury. The property is in good order throughout and comprises a living room, kitchen/diner, downstairs w/c, three bedrooms, en suite and bathroom. Outside there is a garage and driveway to the front and an enclosed rear garden. Viewing is highly recommended.

Guide price £415,000

Bierton Park

A modern development with easy access to neighbouring areas including Watermead and Bierton Village. There is good access to the A418 towards Milton Keynes and the A41 towards Tring and London. A doctor's surgery, pharmacy and Tesco express can be found within a very short walk on the Coppice. Primary & Junior School – Broughton & Secondary Schools – The Grange & Aylesbury Grammar Schools.

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with a door to the w/c and the living room.

Cloakroom

WC comprises a hand wash basin, a wall mounted radiator, low level w/c and a frosted window.

Living Room

The living room consists of a window to the front aspect, light fitting to the ceiling, carpet laid to the floor, electric feature fireplace with surround, wall mounted radiators and space for a large sofa set and other living room furniture. Stairs rising to the first floor landing and a door leading into the kitchen/diner.





- Desirable Location
- Three Bedrooms
- Ensuite And Cloakroom
- Walking Distance To All Amenities
- Detached House
- Field Views
- Garage And Driveway
- Viewings Highly Recommended

Kitchen/Diner

The Kitchen/diner consists of a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap, inset gas hob, splashback and overhead extractor, inset oven, door to a under stairs storage cupboard, space for a dishwasher and washing machine. Light fittings to the ceiling, laminate flooring, windows to the rear aspect and a door leading into the garden.

First Floor

Carpeted stairs rising to the first floor landing with doors to all bedrooms, bathroom and airing cupboard.

Bedroom And Ensuite

The master bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to the ceiling, a wall mounted radiator and space for a double bed with built in overhead storage and fitted wardrobes. The ensuite is tiled to splash sensitive areas and comprises a low level w/c unit with basin, enclosed shower cubicle, heated towel rail and a frosted window.

Bedroom

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

Bedroom

Bedroom consists of a window to the front aspect, light fitting to ceiling, carpet laid to floor, fitted wardrobes, a wall mounted radiator and space for a single bed.



This property is located within close proximity to a range of local amenities and schools. The St. Louis and the Bierton Primary schools are a short distance away. The Poplar Grove Surgery, Rowlands Pharmacy and Tesco Express Convenience shop are a short walk away.



Bathroom

The Bathroom is tiled to splash sensitive areas and comprises a panelled bathtub with mixer tap and shower over, w/c unit with basin and storage, a wall mounted radiator and a frosted window.

Garden

Enclosed rear garden with a paved patio area, gravelled area with plants and shrubs, outside tap, access to the front and a door leading into the garage.

Garage And Driveway

Single garage with power and lighting and overhead door with parking to the front.

Buyers Notes

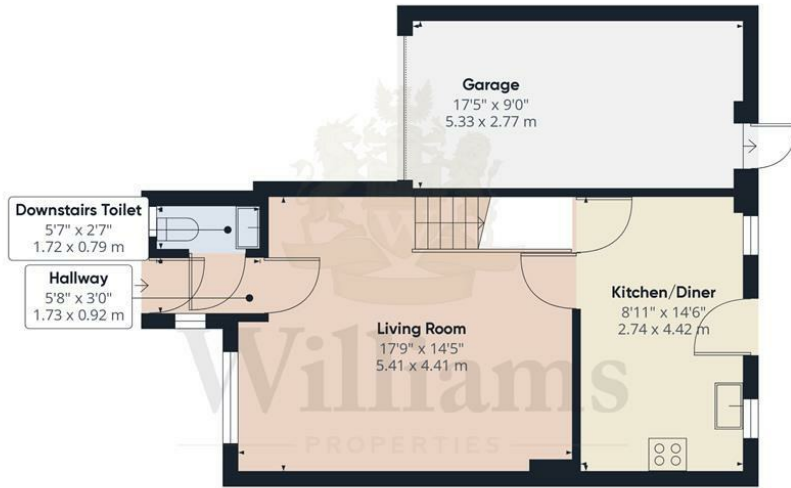
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



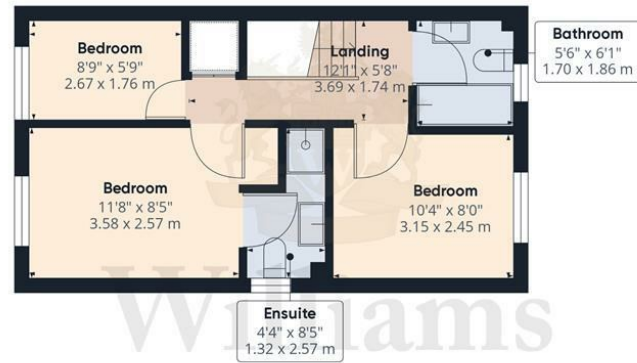
Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Possible
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⁾
922.36 ft²
85.69 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.

Calculations are based on RICS IPMS 3C standard.

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.