



  
Williams  
PROPERTIES  
For Sale  
01296 435600  
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40 The Green

Quinton | Aylesbury | Buckinghamshire | HP22 4AR

  
**Williams**  
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# 40 The Green

Quinton | Aylesbury | Buckinghamshire | HP22 4AR

**\*THREE BEDROOMS\*** Williams Properties are pleased to welcome to the market this superb three bedroom house in the village of Quinton, Buckinghamshire. The property offers a living room, dining room, kitchen, three bedrooms and a bathroom. Outside there is a courtyard garden. Viewing is recommended on this property.

## Offers in excess of £350,000

- Village Location
- Three Bedroom House
- Courtyard Garden
- Good Road Links
- Two Reception Rooms
- Overlooks Green Space
- Close To Amenities
- Viewing Highly Recommended

### Quinton

Quinton is a pretty North Buckinghamshire village with a public house, service garage, 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

M1 approx: 18 miles

Oxford approx: 25 miles

### Council Tax

Band E

### Local Authority

Buckinghamshire Council

### Services

All main services available





The property sits close to a range of local amenities including the shops and restaurants of nearby Aylesbury. Main commuter routes are close by including railway services being approximately 3.8 miles away from Aylesbury Vale Parkway. Local schooling is close by being approximately 0.8 miles from Quinton Church of England School and approximately 2 miles from Waddesdon Church of England Primary & Secondary School.



### Entrance Hall

Enter through the front door into the entrance hall with a further door into the dining room.

### Dining Room

Dining room consists of a window to the rear aspect, gas fired coal effect fire, door leading out to the garden, carpet laid to floor, storage heater, light pendant to ceiling, under stairs cupboard and stairs rise to the first floor. Double doors to the living room.

### Living Room

Living room consists of a bay window to the front aspect, feature brick built fireplace, carpet laid to floor, storage heater and space for a sofa set and other furniture.

### Kitchen

Kitchen consists of a range of wall and base mounted units with roll on worktops, inset sink unit with window over, inset electric hob and oven, space for fridge/freezer, washing machine and dishwasher.

### First Floor

Doors to two bedrooms and bathroom. Stairs rise to the loft room.

### Bedroom

Bedroom consists of windows to the front aspect, fitted wardrobes, carpet laid to floor, storage heater and space for a double bed and other furniture.

### Bedroom

Bedroom consists of a window to the rear aspect, stripped floorboards, storage heater and space for a bed and other furniture.

### Bathroom

Bathroom is part tiled and comprises a wc, hand wash basin, corner bathtub with pressure pump shower, stripped floorboards, cupboard housing the water tank and a window to the rear aspect.

### Second Floor

### Bedroom

Bedroom consists of a sky light to the rear, carpet laid to floor, storage heater, wardrobe, light fitting to ceiling, storage cupboards and space for a double bed and other furniture.

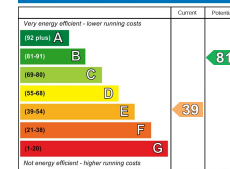
### Courtyard Garden

Courtyards to both the side and rear with space for a bistro style set, another patio area with a storage shed.

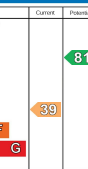
### Buyer Notes

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



Not energy efficient - higher running costs



Not environmentally friendly - higher CO2 emissions

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.