



4 Shepherd Close

Bierton Park | Aylesbury | Bucks | HP20 1DR



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A well presented two bedroom end of terraced house set within a mile of the town centre and in a sought after development on the borders of Aylesbury and Bierton village. The property can be found in a cul de sac location offering local amenities nearby including a Tesco Express, Doctors, Pharmacy, schools and country/canalside walks.

## Guide price £320,000

- Desirable Location
- End Of Terrace
- Rear Garden
- Close to All Amenities
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Off Street Parking
- Viewing recommended

### **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

### **Council Tax**

Band C

### **Services**

All main services available

### **Front**

A paved area with allocated parking space to front. Paved side access to rear garden.



Williams



Williams



Williams



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.



### Entrance Porch

Double glazed door into entrance porch. Space to hang coats. Wood floor, wall hung radiator and ceiling light. Door to living room.

### Living Room

Carpet laid to floor, ceiling and wall lights, wall hung radiator. Carpeted stairs rising to first floor. Understairs storage cupboard and window to rear aspect.

### Kitchen/Breakfast Room

A range of floor and wall units for storage, Inset sink with mixer tap, inset 4 ring gas hob & oven underneath with overhead cookerhood. Space and plumbing for washing machine. Space for fridge/freezer. Wall hung radiator and two ceiling lights. Space for breakfast table. Sliding patio door leading to rear garden.

### Bedroom

Double size bedroom with window to front aspect. Carpet laid to floor, ceiling light, radiator and overstairs storage cupboard.

### Bedroom

Another double sized bedroom with window to rear aspect. Carpet laid to floor, ceiling light and radiator.

### Bathroom

Family bathroom consisting of pedestal hand wash basin, low level WC, panelled bath with shower screen and electric shower over and an additional hand shower attachment. Tiled to splash sensitive areas. Lino flooring, wall mounted radiator, frosted window and ceiling light.

### Rear Garden

An enclosed garden with patio and area of lawn. Shed.

### Parking

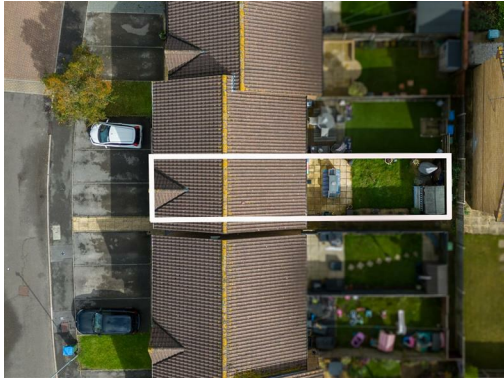
One Allocated parking space to front of property and visitors parking spaces.

### Buyers Notes

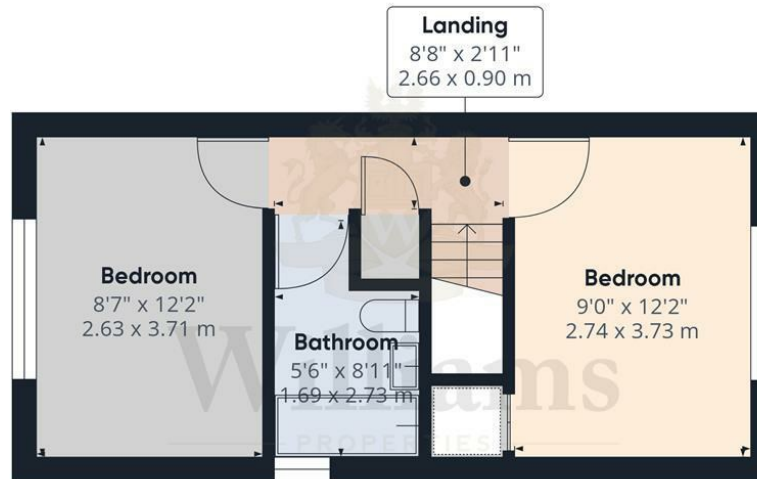
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C		71		(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
635.5 ft<sup>2</sup>  
59.04 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. 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.