



# 1 Standing Place

Bierton | Aylesbury | Buckinghamshire | HP20 2XR



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Positioned on the fringes of Aylesbury/Bierton this large Six bedroom detached house sits in an exclusive close of just ten properties. The property has generous and well appointed rooms throughout and can be found set over three floors with an integral double width garage. Accommodation includes an entrance hall, kitchen/diner/Living Area, conservatory, Living room, Six bedrooms, 5 bathrooms. The property is offered to the market with no upper chain.

Offers in excess of £500,000

## Location

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

## Local Authority

Buckinghamshire Council

## Council Tax

Band F

## Services

All main services available

## Entrance Hall

Enter Through the front door with a door to the kitchen/dining/living area and stairs rising to the first floor landing. window to the side aspect.

## Kitchen/ Diner/ Living Area

The kitchen/diner consists a range of wall and base mounted units, with roll top worktops. tiled to splash sensitive areas, a electric hob and overhead extractor X 2, inset oven, sink, draining board and mixer tap. There is space for a dishwasher and fridge/freezer. Window to the rear aspect over looking the rear garden, storage cupboard and a door leading into the utility room and a further door leading into the conservatory. There is space for a dining table and chairs and a sofa.



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- Detached Town House
- 5 Bathrooms
- Newly Fitted Bathrooms
- Walking Distance To Town Centre
- 6 Good Size Bedrooms
- Double Garage & Driveway
- Walking Distance To Top Schools
- Viewing Highly Recommended

**Utility Room**

Utility consists of base mounted units with worktop and inset sink bowl unit, space for washing machine and tumble dryer, a wall mounted radiator and a door to the side aspect,

**Conservatory**

The conservatory consists of wood effect laminate flooring, two wall mounted radiators with windows to the surround over looking the courtyard style wrap around garden. There space for a range of furniture of your choice and doors leading out to the garden.

**First Floor**

Doors to the living room and to three of the bedrooms and two shower rooms.

**Living Room**

The Living room consists of a wall mounted radiator, carpet laid to the floor, light fitting to the ceiling and space for a range of living room furniture.

**Bedroom**

The bedroom consists of wood effect laminate flooring, light fitting to ceiling and a wall mounted radiator. Window to front aspect. Space for a double and other bedroom furniture.

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The property is within walking distance to all of the leisure facilities and eateries of Aylesbury Town Centre and Aylesbury train station, which has direct trains into London Marylebone in under one hour. Aylesbury Grammar Schools & High School are also within walking distance from the property.



**Bedroom**

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

**Shower Room**

The newly fitted shower room consists of wood effect laminate flooring, enclosed shower cubicle, heated towel rail and W/c with integrated hand basin.

**Shower Room**

The newly fitted shower room is fully tiled and consists of tiled flooring, heated towel rail, enclosed shower cubicle. hand basin and W/c.

**Second Floor**

Doors to the remaining three of the bedrooms and bathroom.

**Bedroom And Ensuite**

The bedroom consists of carpet laid to the floor, light fitting to ceiling and a wall mounted radiator. Window to rear aspect. Space for a king size bed and other bedroom furniture. Ensuite is newly fitted and is fully tiled to the walls and consists of wood effect laminate flooring , heated towel rail, enclosed shower cubicle. hand basin and W/c.

**Bedroom And Ensuite**

This is the bigger of all the bedrooms and consists of windows to the front aspect, carpet laid to the floor, light fitting to the ceiling, a wall mounted radiator, built in wardrobes and door to the ensuite. Space for a super king bed and the bedroom furniture. The newly fitted Ensuite is fully tiled to all walls and consists of heated towel rail, enclosed double shower cubicle. hand basin with vanity unit and illuminated mirror and W/c.

**Bedroom**

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

**Bathroom**

This fantastic newly fitted bathroom is fully tiled and consists of Luxury floating bath, hand basin , w/c, vanity unit and illuminated mirror.

**Rear Garden**

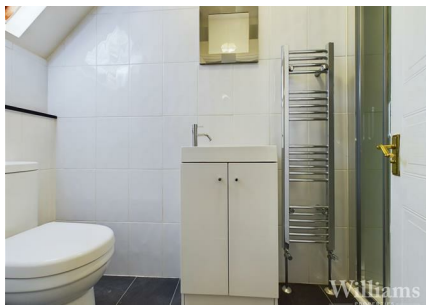
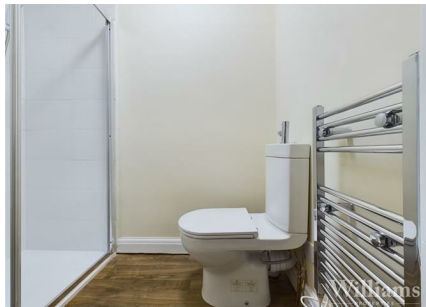
This courtyard style Maturely landscaped garden wraps around the property with areas of patio and shrubs. enclosed with a brick wall.

**Garage And Driveway**

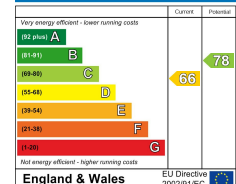
Double garage and driveway for two cars.

**Buyer Notes**

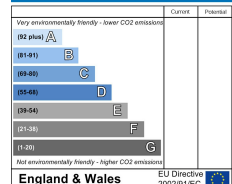
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Energy Efficiency Rating**

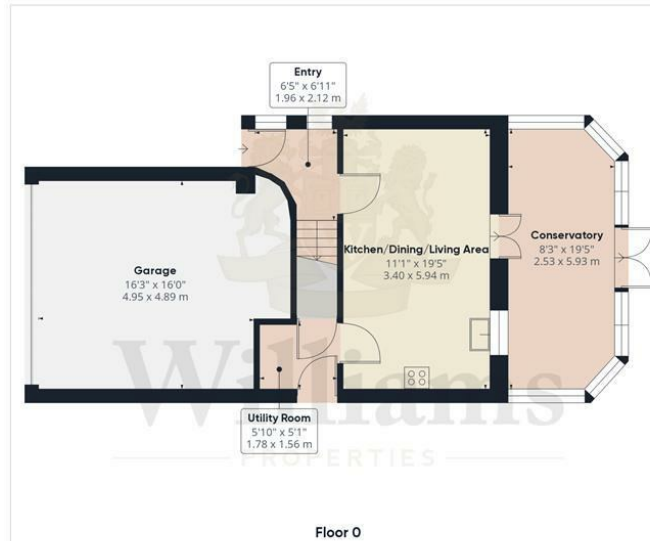


**Environmental Impact (CO<sub>2</sub>) Rating**





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Approximate total area<sup>(1)</sup>  
1876.69 ft<sup>2</sup>  
174.35 m<sup>2</sup>

(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.

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Williams Properties  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties  
Web: www.williams.properties  
Tel: 01296 435600

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.