



7 Church Farm Close

Bierton | Aylesbury | Bucks | HP22 5EL





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Williams Properties would like to welcome to the market this attractive four bedroom family home in a quiet cul-de-sac in the village of Bierton, Aylesbury. The property has excellent family accommodation including a living room, dining room, conservatory, kitchen, downstairs cloakroom, master with en-suite, three further bedrooms and family bathroom. Outside there is a brick paved driveway, single garage and private rear garden. Viewing comes highly recommended.

Offers in excess of £525,000

## Location

Bierton village has two public houses, a large church, playing fields and a very sought after village school. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools. For those wishing to commute to the City, a main line station to London Marylebone can be found in Aylesbury and has a journey time of approx. 55 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame. Primary & Junior School - Bierton CoE & Secondary Schools - The Grange & Aylesbury Grammar Schools

## Council Tax

Band E

## Services

All main services available

## Entrance Porch

Attractive entrance porch with composite door leading into entrance hall.

## Entrance Hall

The Entrance Hall grants access to the Kitchen, Living Room, downstairs WC as well as stairs to the first floor. It also features two built-in storage cupboards, a wall mounted radiator and a fitted light to ceiling. Engineered wood flooring and carpeted stairs.

## Cloakroom

The cloakroom comprising of hand wash basin set in a storage unit with mixer tap and low level WC. Wall mounted radiator, a fitted light to ceiling, window to side aspect and engineered wooden flooring.







- Four Bedroom Detached Home
- Close to Well Regarded Combined School
- Two Reception Rooms
- Garage & Brick Paved Driveway
- Enclosed Rear Garden
- Cul-de-Sac Location in Bierton Village
- No Upper Chain
- Master Bedroom with En-Suite
- Upvc Conservatory
- Viewing Highly Recommended

#### Living Room

Dual aspect living room to rear and side aspects, two fitted lights to ceiling with feature fireplace with space for a log burner. Engineered wooden flooring, two wall mounted radiators and double door access to dining area.

#### Kitchen

The Kitchen is fitted with an integrated double oven, gas hob and extractor hood over. Wall mounted central heating boiler and wall and ceiling lighting. Spaces and plumbing for washing machine and dishwasher and space for fridge/freezer. Window to front aspect and door leading to driveway.

#### Dining Room

The dining room comprises of engineered wooden flooring, wall mounted radiator and light fitting to the ceiling. Double doors to living area and sliding patio doors to conservatory.

#### Conservatory

The Upvc conservatory with glass domed roof features tiled floor, wall mounted radiator, lighting and double patio doors to rear garden.

#### Landing

The Landing features carpeted flooring and stairs, a large east-facing window to front aspect, fitted chandelier to ceiling and access to all 4 bedrooms and Family bathroom.

#### Family Bathroom

A fully tiled bathroom comprising of a three piece suite including a panelled bath with wash basin and WC. Frosted window to rear aspect, a wall mounted radiator and a light fitted to ceiling.





There are excellent road and transport links from the village, with the A418 running through Birtton towards Milton Keynes. A bus route provides the village with regular services into Aylesbury, surrounding towns and villages. Walking distance to Birtton C of E Combined school and local amenities.



**Master Bedroom**

The dual aspect Master Bedroom features engineered wooden flooring, a wall mounted radiator, a fitted light to ceiling, a large window to rear aspect and window to side aspect as well as a door to en-suite shower room.

**En-Suite**

The En-Suite consists of shower cubicle, hand wash basin set in a storage unit and mixer tap, low level WC & a frosted window to rear aspect and fitted spotlights to ceiling.

**Bedroom**

The Second Bedroom consists of carpet laid to floor, light fitted to ceiling, window to front aspect, wall mounted radiator, a fitted double wardrobe, space for a double bed and other bedroom furniture.

**Bedroom**

The Third Bedroom consists of a window to rear aspect, carpet laid to floor, wall mounted radiator and a light fitted to ceiling. With space for a single bed and bedroom furniture.

**Bedroom**

The Fourth Bedroom features a wall mounted radiator, carpet laid to floor, window to front aspect and a fitted light to ceiling. space for single bed and other bedroom furniture.

**Front**

Blocked paved driveway, parking for 2 cars leading to garage to side access of the property. Lawn area to the front and a strip down the side of lawn featuring two trees that belong with the house. to front with blocked paved pathway leading to entrance porch.

**Rear Garden**

With wall and fencing to boundary, paved patio area and grass lawn area with bushes and other shrubbery surrounding. Access to garage and Shed.

**Garage**

Up-and-over door to single garage with light and power. Courtesy door to rear garden.

**Buyer Notes**

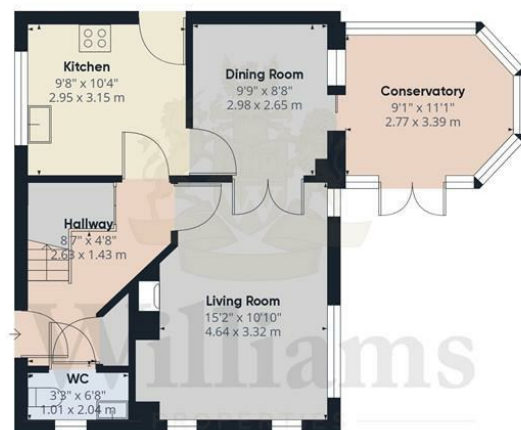
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-101) <b>A</b>			(92-101) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
1175.11 ft<sup>2</sup>  
109.17 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.

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.