



1 Burcott Close

Bierton | Aylesbury | Buckinghamshire | HP22 5DH



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Williams Properties are delighted to present this three bedroom semi-detached house in Bierton, Aylesbury. The property provides superb spacious living accommodation in excellent modern condition. The property is in fine order and benefits from a shower room, study area, living, kitchen/diner/living area and utility room to the ground floor, with three bedrooms and bathroom to the first floor. Outside, there is a driveway, and rear garden featuring a garden gym. We strongly recommend a viewing on this ideal family home.

Offers in excess of £535,000

Bierton

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 D

Services

All main services available

Local Authority

Aylesbury Vale District Council

Entrance

Entrance via front door into entrance hall where the space for a large cloakroom area or small office space and shower room, lounge and kitchen/diner. Carpeted stairs rising to the first floor.

Downstairs Shower Room

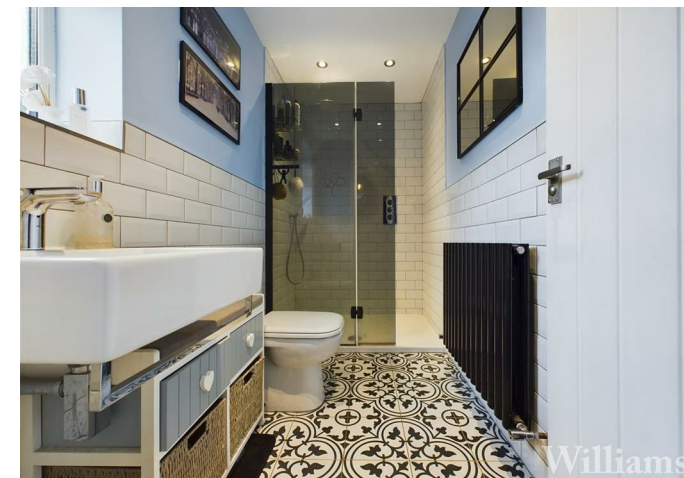
The shower room has been modernised to a high standard and features an enclosed double shower stall, low level WC and hand wash basin, with window to the side aspect, heated towel rail and tiling to walls and floor.



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- Extended Three Bedroom Semi Detached House
- Top Village Location
- Superb Condition Throughout
- Downstairs Shower Room
- Utility & Office Space
- Large Garden with Outdoor Gym
- Walking Distance to School

Living Room

A spacious sitting room comprising of laminate flooring with lighting to ceiling, window to the front aspect with fitted blinds, wall mounted radiator and space for a sofa and other furniture. Doors opening to the dining area.

Kitchen/Diner/Living Area

Spacious open plan kitchen/dining/living area, with superb bi-fold doors to the rear garden and skylight windows. The kitchen area comprises of a range of base and wall units and an island, with wooden work top and high gloss doors, inset oven with hob and extractor, inset sink with draining board and mixer tap, integrated dishwasher, space and plumbing for a fridge/freezer. Window to the rear aspect. Space for a large dining set, sofa suite and other furniture of choice . Doors into storage cupboard and the utility room.

First Floor

Carpeted stairs rising from the ground floor to the first floor landing, with doors off to all three bedrooms and the main bathroom. Window to the side aspect.

Bedroom One

Bedroom one comprising of carpet laid to floor and lighting to ceiling, with window, fitted blinds, radiator and space for a double bed, wardrobes and other bedroom furniture.

Bedroom Two

Bedroom two comprising of carpet laid to floor and spotlighting to ceiling, with window, radiator and space for a double bed and other furniture.



The property is conveniently located a minutes walk away from the renowned Berton C of E Primary School, and approximately 1.8 miles away from The Grange School and Aylesbury Grammar Schools. There are excellent road and transport links, with the A418 running through Berton towards Milton Keynes. A bus route provides the village with regular services into Aylesbury and the surrounding towns and villages.



Bedroom Three

Bedroom three comprising of carpet laid to floor and lighting to ceiling, with fitted wardrobe, window, radiator and space for a bed and other furniture.

Bathroom

Main bathroom comprising of P-shaped bathtub with shower, low level WC and hand wash basin, with window, towel rail and part tiling to walls.

Rear Garden

Manicured rear garden with a large patio area and path, and an expanse of lawn, enclosed with a timber fence. Large outdoor structure housing a gym that could be used for a variety of purposes, with carpet laid to floor and spotlighting to ceiling. There is also a large storage shed.

Parking

Large driveway to the front of the property to accommodate several vehicles.

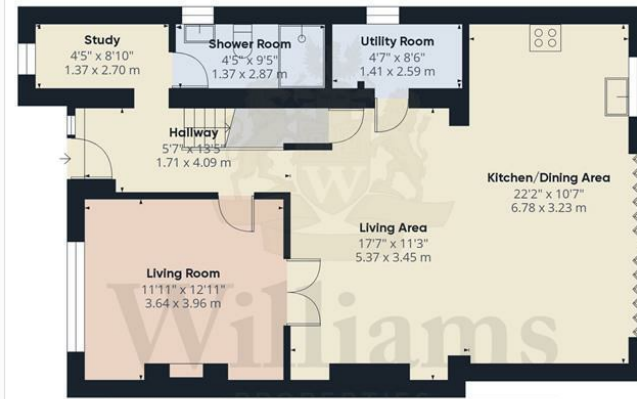
Buyer Notes

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.

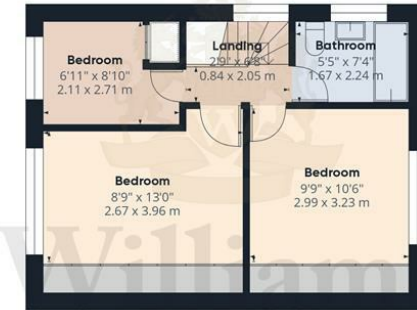
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(19-59) D			
(9-54) E			
(1-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1440.01 ft²
133.78 m²

(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.

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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.