



12 Romney Lane

| Quainton | Bucks | HP22 4FU



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Williams Properties are delighted to introduce to the market this semi detached three bedroom family home set in the countryside village of Quainton, close to all amenities including a shop, village pub, and allotments. The property is in immaculate condition and consists of kitchen/dining/living area, a downstairs cloakroom, three bedrooms and a family bathroom. Outside is an enclosed rear garden and a driveway to the side of the property. Viewings are highly recommended on this ideal family home.

Offers in excess of £400,000

- Driveway Parking with EV Charging
- Exceptional Condition Throughout
- Contemporary Open Plan Layout
- Three Bedroom Semi-Detached Home
- Beautiful Village Location
- Viewings Highly Recommended

Quainton

Quainton is a stunning North Buckinghamshire village with a public house, a general store/Post Office and primary school within the village and the property falls within the catchment for the Waddesdon Church of England senior school, whilst a wider range of facilities are located at nearby Waddesdon 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

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available



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The property sits close to a range of local amenities including the shops and restaurants of nearby Aylesbury, with main commuter routes from Aylesbury Vale Parkway Station. Local schooling - Quanton Church of England School & Waddesdon Church of England Primary & Secondary School.



Entrance Hallway

enter through the front door into this entrance hallway featuring carpeted flooring, a pendant light to the ceiling and doors to a storage cupboard, the downstairs cloakroom and the open plan kitchen/living area.

Cloakroom

This downstairs kitchen features wood effect flooring, a wall mounted radiator, spotlights to the ceiling, a vanity unit with an inset hand wash basin with a mixer tap and a low level WC.

Kitchen/Living Area

This large open plan kitchen/living area is composed of a kitchen area featuring wood effect flooring, a window to the front aspect, a range of wall and base mounted units including an inset oven, electric stove with an extractor, a sink with a mixer tap and space and plumbing for other white goods. The living area features carpeted flooring, a pendant light to the ceiling, a wall mounted radiator, vertical windows and double French doors to the rear aspect, a carpeted staircase to the first floor and more than enough space for living and dining room furniture.

First Floor Landing

This first floor landing features carpeted flooring, a pendant light to the ceiling, loft access and doors to three bedrooms, an airing cupboard and the family bathroom.

Bedroom

This bedroom features carpeted flooring, a pendant light to the ceiling, a window to the rear aspect and space for a bed and other bedroom furniture.

Bedroom

This bedroom is comprised of carpeted flooring, a pendant light to the ceiling, a window to the front aspect, inset double wardrobes, a wall mounted radiator and plenty of space for a double bed and other bedroom furniture.

Bedroom

This bedroom features a window to the rear aspect, carpeted flooring, a pendant light to the ceiling, a wall mounted radiator and plenty of space for a double bed and other bedroom furniture.

Bathroom

This family bathroom features wood effect flooring, a frosted window, a heated towel rail, a fitted bathtub with an overhead shower and mixer tap, low level WC, spotlights to the ceiling and a hand wash basin with a mixer tap.

Garden

This enclosed rear garden features a small patio area to the rear of the property leading to the side access gate and grass laid to the remainder.

Driveway & Parking

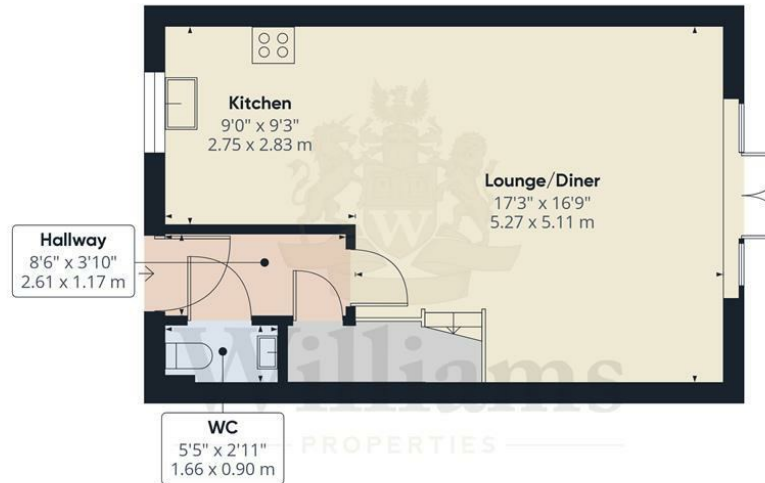
There is a driveway to the side of the property with space for two cars and has an EV charger fitted.

Buyer Notes

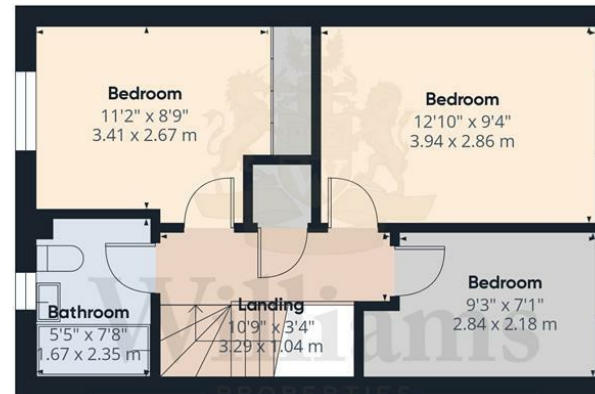
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area⁽¹⁾
832.17 ft²
77.31 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.