



Parsons Lane

Bierton | Aylesbury | Buckinghamshire | HP22 5DF





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Williams Properties are pleased to welcome to the market this semi detached three bedroom house, situated in the sought after village location of Bierton. The property is in immaculate condition and comprises of a lounge/diner, kitchen, three bedrooms, a conservatory, bathroom and outside there is an enclosed rear garden, a driveway and garage. Viewing comes highly recommended on this property.

Guide price £475,000

## 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

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hallway

Enter through the front door into this entrance hallway, comprised of tiled flooring, a wall mounted radiator, frosted window to the front aspect, spotlights to the ceiling, carpeted stairs rising to the first floor and doors leading to the lounge/diner and kitchen.







- Three Bedrooms
- Enclosed Rear Garden
- Garage & Driveway
- Close to Schools
- Scope to extend into the loft and rear of the property
- Sought After Village Location
- Open Plan Lounge/Diner
- Semi-Detached
- Viewings Highly Recommended

#### Kitchen

This kitchen is comprised of tiled flooring, a window to the rear aspect, a wall mounted radiator, a side door to the shared access driveway, a fitted light to the ceiling and a range of wall and base mounted units including an inset sink with a mixer tap, an extractor and plumbing and space for a washing machine, oven and hob.

#### Lounge/Diner

The open plan lounge/diner features spotlights to the ceiling, wood effect flooring, wall mounted lights to the living room, a bay window to the front aspect, an artificial fireplace, two wall mounted radiators and sliding doors to the conservatory. Ample space for living and dining room furniture.

#### Conservatory

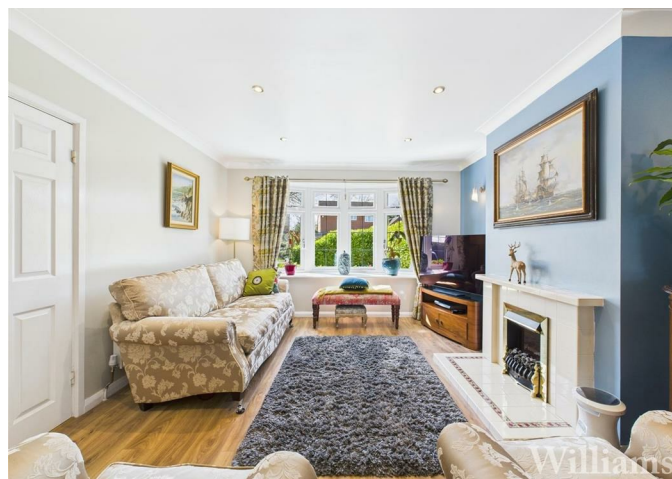
This brick based conservatory is comprised of wood effect flooring, a fitted fan light to the ceiling, windows surrounding and a side door to the enclosed rear garden.

#### First Floor Landing

This first floor landing is comprised of carpeted flooring, a pendant light to the ceiling and doors leading to the family bathroom and all three bedrooms.

#### Bedroom

This bedroom is comprised of wood effect flooring, a wall mounted radiator, spotlights to the ceiling, a window to the rear aspect and space for a bed and other bedroom furniture.





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.



### Bedroom

This bedroom features wood effect flooring, spotlights to the ceiling, a wall mounted radiator, window to the rear aspect and space for a double bed and other bedroom furniture.

### Bedroom

The master bedroom is comprised of spotlights to the ceiling, wood effect flooring, a window to the front aspect, a wall mounted radiator and space for a king size bed and other bedroom furniture.

### Bathroom

The family bathroom features spotlighting to the ceiling, tiled flooring, a heated towel rail, enclosed shower unit, low level w/c, a hand wash basin with a mixer tap and a panelled bathtub with mixer taps.

### Garden

This enclosed rear garden features a brick patio area to the rear of the property with space for garden furniture, a gate with access to the driveway and grass lawn laid to the remainder.

### Garage & Parking

There is driveway parking to the front of the property for multiple vehicles and a share driveway leading to a single garage at the rear of the property with an up-and-over door.

### 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(1-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

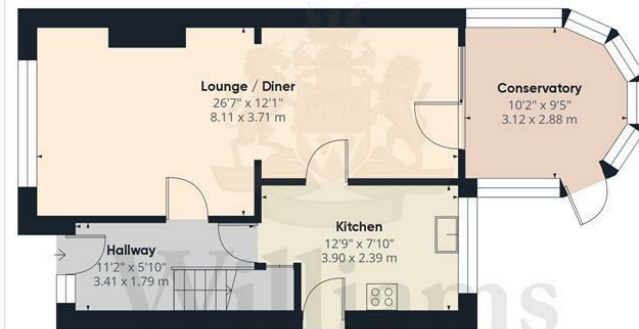
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(1-34) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



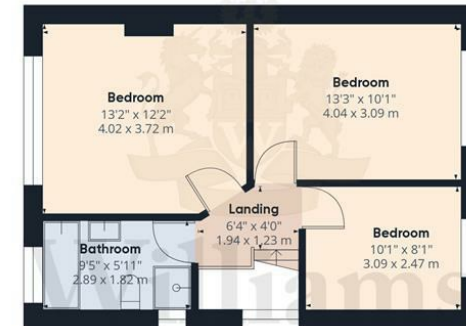
# Village Primary School







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
1247.32 ft<sup>2</sup>  
115.88 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.