



16 Berton Road

Town Centre | Aylesbury | Buckinghamshire | HP20 1EJ



**Williams**  
PROPERTIES

# 16 Bierton Road

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Williams Properties are delighted to welcome to the market this well spacious three double bedroom semi-detached Victorian house in Aylesbury Town Centre, close to all shopping and leisure facilities. The property consists of a kitchen, sunroom, living room, dining room, downstairs bathroom and a separate cloakroom. Upstairs three double bedrooms and outside there is an enclosed rear garden and gated access to the parking area situated at the rear of the garden. We highly recommend an internal viewing on this stunning family home.

## Offers in excess of £367,500

- Three Double Bedrooms
- Driveway Parking To The Rear
- Victorian Semi Detached House
- Walking Distance To The Top Schools
- Three Reception Rooms
- Good Size Good Garden
- Walking Distance To The Town Centre & Train Station
- Viewings Highly Recommended

### 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

### Services

All main services available.

### Council Tax

Band D

### Living Room

The living room consists of a large bay window to the front aspect, feature fireplace, wood laminate flooring laid to the floor, a wall mounted radiator and light pendant to ceiling. There is space for a sofa suite and other living room furniture.

### Dining Room

The dining room consists of wood laminate flooring laid to the floor, exposed brick feature fireplace, light pendant to ceiling, wall mounted radiator and a door and a window opening out into the sunroom. Space for a dining table and chairs and a range of other furniture.

### Sunroom

The sunroom is double glazed and carpet laid to the floor, a wall mounted radiator, ceiling light, double glazed French doors leading out into the garden. Space for a any furniture of choice.



The property is within walking distance to all of the leisure facilities and eateries of Aylesbury Town Centre. Also within walking distance is the Aylesbury train station, which has direct trains into London Marylebone in under one hour.



**Kitchen**  
This kitchen consists of tiled flooring, light fitting to the ceiling, a window the side aspect, a door to the sunroom, and the downstairs cloakroom & bathroom, a wall mounted radiator and features a range of wall and base mounted units including an inset sink with a mixer tap and provides space for a washing machine and fridge freezer and oven.

**Downstairs Cloakroom**  
Comprising of a hand wash basin, a wall mounted radiator, light fitting to the ceiling, tiled flooring and a low level w/c. Frosted window to the side aspect.

**Downstairs Bathroom**  
The bathroom comprising a w/c, pedestal hand wash basin, panelled bathtub with over head shower, a wall mounted mirror, tiling to splash sensitive areas, lighting to the ceiling, tiled flooring laid to the floor and a wall mounted radiator. Frosted window to the side and rear aspect.

**First Floor**  
Carpeted Stairs to the first floor landing with a light fitting to the ceiling and doors to all three double bedrooms.

**Bedroom**  
Bedroom consists of a window to the rear aspect, wood laminate flooring laid to the floor, light fitting to ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

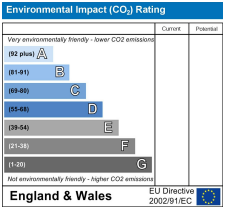
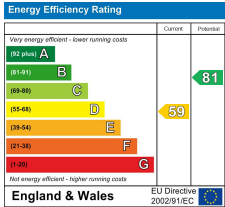
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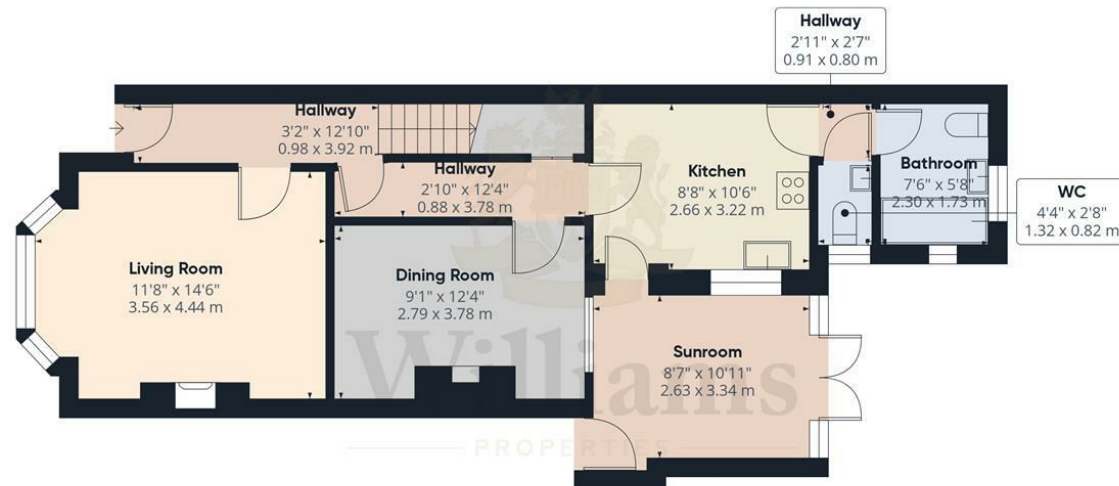
**Bedroom**  
Bedroom consists of a set of two windows to the front aspect, carpet laid to floor, light fitting to ceiling, a wall mounted radiator, feature fireplace and space for a super king size bed and other bedroom furniture.

**Rear Garden**  
Enclosed rear garden is part enclosed with fencing and a wall along one side and features a paved patio area with steps leading a large area laid to lawn and a pathway leading to the rear of the garden. There is concrete base and gates to the rear of the garden allowing parking for one car within the garden boundary and there is an area of shingle alongside creating potential for a double driveway to the rear of the garden.

**Parking**  
A gated parking space within the garden boundary with a solid concrete base for one vehicle, but easily can be extended to create a double driveway to the rear of the property. On street permit parking also available to buy from the local council for a small yearly fee of approx. £70 pounds for year for one car.

**Buyers 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.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 1065 ft<sup>2</sup>  
 98.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.