



1 Buckingham Road

Edgcott | Aylesbury | Buckinghamshire | HP18 0TP



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Williams properties are delighted to introduce to the market this well-presented three double bedroom semi-detached home, located in a sought-after village boasting beautiful countryside views to the front and rear of the property. This spacious property is a perfect for family home, with potential to extend if ever desired and excellent local school catchments. The property offers a kitchen, living room, sunroom full width of the rear of the property and the downstairs family bathroom to the ground floor and three double bedrooms to the first floor. Outside offers generous front and rear gardens with a garden workshop/utility room & office and gated driveway for multiple vehicle's.

£425,000

Edgcott

Edgcott is a small village situated to the east of Bicester and to the north west of the county town of Aylesbury. A general store with a post office and a public house can be found in nearby Grendon Underwood. The surrounding towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet and Aylesbury. The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections to London Marylebone can be found at Aylesbury and Bicester. The village falls within great school catchments, such as Waddesdon School and schools in Buckingham. It is situated in between two fantastic grammar schools; Aylesbury Grammar and the Royal Latin School, along with a range of other primary schools.

Local Authority

Buckinghamshire Council

Services

Mains Water
Mains Electric
Oil Fired Heating

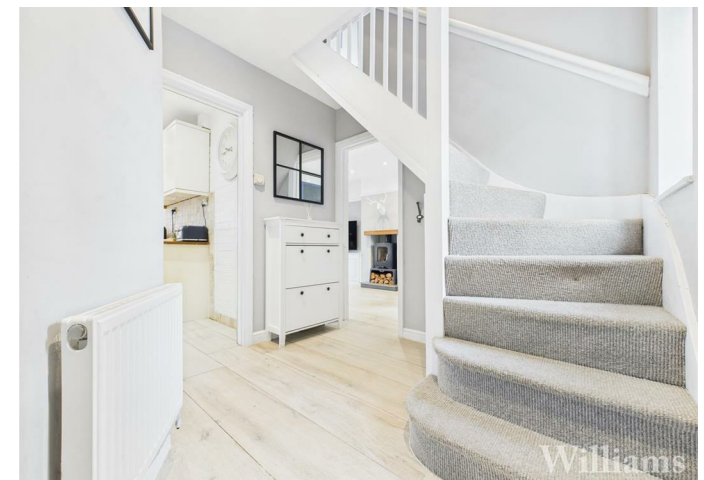
Council Tax

Band C

Entrance Hall

Enter via the front door into the entrance hall leading into the kitchen, living room and a door to the bathroom. Carpeted stairs rise up to the first floor landing.





- Village Location
- Gated Gravel Driveway With Parking For Several Vehicles
- Countryside Views to Front and Rear
- Potential to extend STP
- Garden Workshop/Utility Room & Office
- Three Double Bedrooms
- Semi Detached House
- Two Reception Rooms
- Good Size Front And Rear Gardens
- Catchment For Waddesdon Secondary School

Kitchen

This modern fitted Kitchen consists of wood effect tiled flooring laid to the floor and a range of wall and base mounted units. Inset range style oven, solid wooden worktops electric hob and overhead extractor fan. build in porcelain sink, draining board with mixer tap and spot lights to the ceiling. There is an integrated dishwasher and fridge. Window to the side aspect and an opening into the sunroom.

Living Room

This living room features wood effect tiled flooring, spotlights to the ceiling, a wall mounted radiator, working log burner, fitted bespoke cabinetry and shelving and provides ample space for a sofa set and other living room furniture. Window to the front and opening to the entrance hall and sunroom.

Sunroom

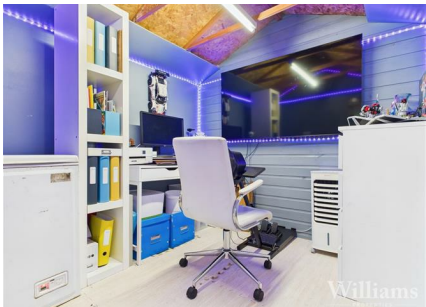
The sunroom is a spacious living/dining area offering versatile living with openings to the living room and kitchen and is comprised of wood effect tiled flooring, wall mounted radiator, bespoke fitted cabinetry for storage of which stores the boiler and washing machine, windows to the rear aspect and French doors leading out to the rear garden. There is plenty of space for a large dining table and chairs, sofa set and other desired furniture. Stable door to the side aspect.

Bathroom

This modern family bathroom suite is half height tiled to all walls and tiled to the floor with under floor heating and features a panelled and tiled bathtub, hand wash basin vanity unit, spot lighting to the ceiling, heated towel rail and low level WC. Window to the front and side aspect.



The property is located in a good position close to the A41 with easy and direct access into Bicester and towards Oxford, with Aylesbury in the opposite direction. A large range of shopping and leisure facilities can be found in nearby Bicester, as well as amenities including two train stations with links into Central London.



First Floor
Carpet laid to the floor, light fitting to the ceiling and doors to all bedrooms.

Bedroom
The master bedroom features double aspect windows to front and rear aspect, light fitting to the ceiling, wall mounted radiator, panelled feature wall, carpet laid to the floor and provides space for a king size bed and other bedroom furniture

Bedroom
Bedroom two features a window to the rear aspect, light fitting to the ceiling ,carpet laid to the floor, wall mounted radiator, bespoke fitted wardrobes and shelving and provides space for a double bed and other bedroom furniture

Bedroom
Bedroom three features a window to front aspect, light fitting to the ceiling, wall mounted radiator, carpet laid to the floor and a door the an airing cupboard and provides space for a double bed and other bedroom furniture.

Garden Workshop/Utility Room & Office
A good size garden workshop/utility room is currently set up as a gaming room and features light and power, fitted worktops with space for white goods and other desired furniture. Opening leading into what is now a games room but has had alternative use as an office space and features light and power.

Rear Garden
This generous sized rear garden is ideal for family life and entertaining, and benefits from a large patio area with pathway leading towards to the rear seating area, garden workshop/utility room & office space, composite decked area situated to the rear of the garden, plant borders, two established trees with the remainder laid to lawn enclosed with wooden borders. There is a good size gravelled area to the side of the property leading to the gated access to the driveway parking area. Outside tap.

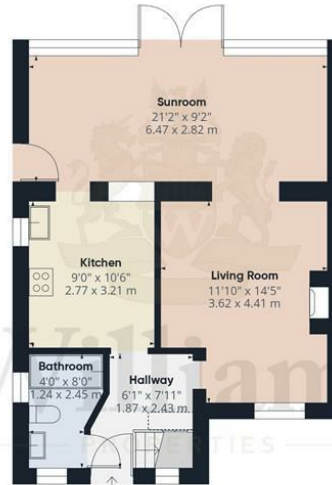
Front Garden & Gated Driveway
This property boasts of a larger then average frontage of which consists of gated gravelled driveway parking for multiple vehicle's alongside neatly maintained good sized front garden of which consists of a range of bushes and trees and an area laid to lawn enclosed by wooden borders. Oil tank can be found to the front but is secretly positioned.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(43-54) E			(29-38) E		
(31-42) F			(17-28) F		
(1-30) G			(1-16) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Williams



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m

1031 ft²

95.5 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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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.