



Little Orchards

Little Orchards | Aylesbury | Buckinghamshire | HP20
2XE



Little Orchards

Little Orchards | Aylesbury | Buckinghamshire | HP20 2XE

Welcome to Little Orchards we are delighted to introduce to market this well presented three bedroom semi-detached house. The property benefits from a living room, open plan kitchen/conservatory, downstairs cloakroom, three bedrooms and family bathroom. Outside there is a garage and driveway and an enclosed rear garden backing onto fields. Viewing is highly recommended on this attractive family home.

£415,000

Little Orchards

Little Orchards is a development with easy access to neighbouring areas including Watermead and Berton Village. The Development has a bus route to the town centre and surrounding area. There is good access to the A418 towards Milton Keynes and the A41 towards Tring and London. A doctor's surgery, pharmacy and Tesco store can be found nearby on the Coppice.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into this entrance hall with wood effect flooring, fitted light to the ceiling, a door to the downstairs cloakroom and the living room.

Cloakroom

This downstairs cloakroom is comprised of a hand wash basin with a mixer tap inset into a vanity unit, a wall mounted radiator, light to the ceiling, low level w/c and a frosted window.





- Desirable Location
- Three Bedrooms
- Garage And Driveway
- Semi-Detached House
- Downstairs Cloakroom
- Walking Distance To All Amenities

Living Room

The living room consists of a window to the front aspect, light fitting to the ceiling, wood effect flooring, a wall mounted radiator and space for a large sofa set and other living room furniture. Carpeted stairs rising to the first floor landing and a doors leading into the kitchen/diner and a storage cupboard.

Kitchen

The Kitchen consists of a range of wall and base mounted units with worktops, including an inset sink bowl unit with mixer tap and draining board, inset gas hob, overhead extractor, inset oven and dishwasher. Light fittings to the ceiling, door to an under stairs storage cupboard, tiled flooring, a window to the rear aspect and open plan access to the conservatory.

Conservatory

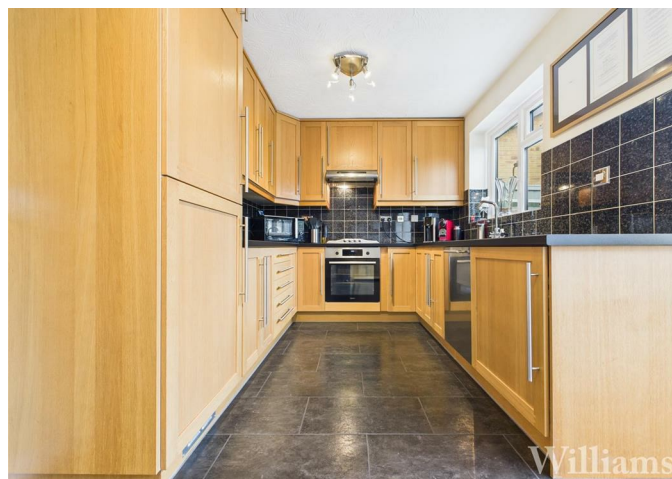
The conservatory is comprised of tiled flooring and overlooks the enclosed rear garden. Featuring a pendant light to the ceiling, a wall mounted radiator, French doors leading out into the garden and space for any desired furniture of choice.

Landing

The first floor landing features carpeted flooring, a pendant light to the ceiling, loft access hatch and doors to all three bedrooms and the family bathroom.

Master Bedroom

The master bedroom consists of a window to the rear aspect, carpet underfoot, a pendant light fitting to the ceiling, a wall mounted radiator, doors to a built in wardrobe and space for a king size bed and other bedroom furniture.



The property is located on a quiet road within Bierton parish of Aylesbury. There is a small crop of amenities including Doctors surgery, pharmacy and convenience store located on The Coppice a short walk away. There are two local schools, St Louis Catholic Primary School and Bierton C of E Primary school.



Bedroom

The second bedroom consists of a oriel window to the front aspect, pendant light fitting to ceiling, carpet to the flooring, a wall mounted radiator, a built in wardrobe and space for a double bed and other bedroom furniture.

Bedroom

The third bedroom, currently being utilized as an office, consists of a window to the rear aspect, a pendant light fitting to ceiling, wood effect flooring, a wall mounted radiator and space for a single bed and other bedroom furniture.

Bathroom

The family bathroom features fully tiled walls and comprises a panelled bathtub with overhead shower , mixer tap and a further low level hand held shower head attachment, a low level w/c, hand wash basin with a mixer tap integrated into a vanity unit, a heated towel rail, laminate flooring and a frosted window.

Garden

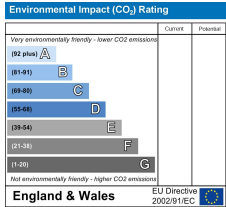
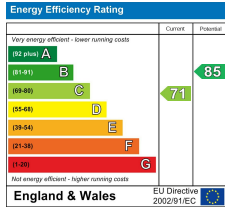
This low maintenance enclosed rear garden features paved patio with ample space for garden furniture, a side gate leading to the side access and parking.

Garage & Driveway

This property features a single garage with an up-and-over door with driveway parking to the front and a courtesy door leading into the side access.

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.







Approximate total area^m 921 ft² 85.6 m² Reduced headroom 13 ft² 1.2 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.	
GIRAFFE 360	



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

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.