



Bicester Road

Kingswood | Aylesbury | HP18 0RB



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Williams Properties are delighted to welcome to the market this charming & immaculately presented family home located on a secluded no-through road in the village of Kingswood. This property boasts a delightful features with a kitchen/breakfast room, living room with a sleek centrally positioned fire place, study, downstairs cloakroom, storage room, boot room, four bedrooms, the master benefiting from an en suite and separate family bathroom. Outside there is driveway parking for multiple cars and a larger than average enclosed rear garden. Viewings come highly recommended on this premium rural family home.

Offers in excess of £550,000

Kingswood

Kingswood is a rural hamlet with a choice of two eateries Canelleto's an Italian restaurant and The Cook & Filet bistro. Countryside walks and located in the popular Waddesdon School catchment. The village has a general store with post office, garage and a Public House. Extensive shopping facilities are situated at Bicester Village Retail Outlet and at the refurbished Friars Square Centre in Aylesbury.

The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from Aylesbury. Primary – TBC & Secondary – Waddesdon CoE & 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, featuring a wall mounted radiator, fitted lights to the ceiling, carpeted stairs to the first floor, a storage space with shoe cupboards and fitted shelves, wood effect flooring and doors to the living room, downstairs cloakroom and kitchen.





- Four Bedroom Semi-Detached Property
- Well Presented & Spacious Living Space
- En Suite Bathroom to the Master Bedroom
- Generously Sized Garden
- Immaculately Presented Throughout
- Secluded Rural Location
- Driveway Space for up to Four Vehicles
- Waddesdon School Catchment
- Field Views
- Viewings Highly Recommended

Living Room

This living room is comprised of wood effect flooring, windows to the front and rear aspects, French double doors to the enclosed rear garden, two wall mounted radiators, pendant lights and spotlights to the ceiling, an elevated ceiling section with skylight windows and a central fireplace with a log burner fitted. Ample space for a sofa set and other living room furniture.

Cloakroom

This downstairs cloakroom is comprised of a frosted window, wood effect flooring, a wall mounted radiator, pendant light to the ceiling, half height tiling to the walls, a hand wash basin with a mixer tap and a low level w/c.

Kitchen

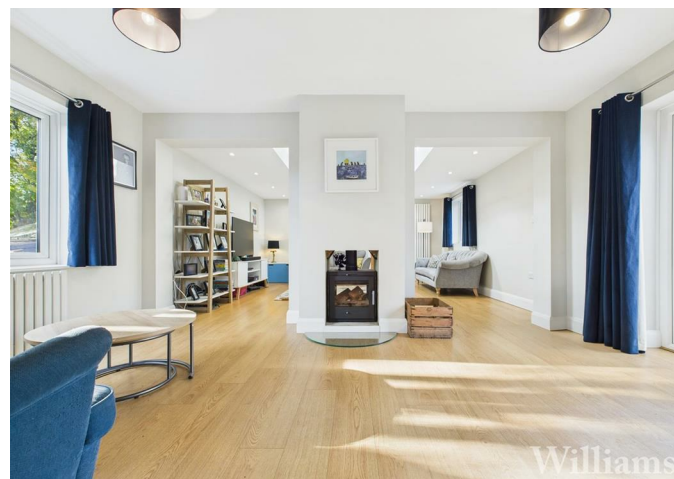
The kitchen is composed of windows to the front aspect, wood effect flooring, a wall mounted radiator, spotlights to the ceiling, an open plan doorway to the dining room and a range of wall and base mounted units including an integrated induction stove, overhead extractor, double oven, fridge/freezer, inset sink with a mixer tap, dishwasher and space and plumbing for other white goods e.g. a washing machine.

Dining Room

This dining room is comprised of a large window to the front aspect, a wall mounted radiator, wood effect flooring, a pendant light to the ceiling, door to a storage room and space for typical dining room furniture.

First Floor Landing

The first floor landing features a window to the front aspect, carpet underfoot, fitted lights to the ceiling, a wall mounted radiator and doors to all four bedrooms and the family bathroom.



Four bedroom detached well presented family home situated in Waddesdon School Catchment. The property offers four bedrooms, a generous garden and views all around onto fields and countryside.



Bedroom Four
The fourth bedroom is comprised of a window to the side aspect, an inset wardrobe, a pendant light to the ceiling, carpet underfoot, a wall mounted radiator and space for a single bed and other bedroom furniture.

Bedroom Three
The third bedroom is comprised of carpeted flooring, a window to the front aspect, a pendant light to the ceiling, a wall mounted radiator and space for a double bedroom and other bedroom furniture.

Bedroom Two
The second bedroom is comprised of carpet underfoot, a window to the rear aspect, a skylight window, wall mounted radiator, pendant light to the ceiling, door to a well-sized storage cupboard and space for a double bed and other bedroom furniture.

Master Bedroom & En Suite
The master bedroom is comprised of carpeted flooring, a wall mounted radiator, window to the rear aspect, pendant light to the ceiling, door to the en suite shower room and space for a double bed and other bedroom furniture.

The en suite is comprised of tiled flooring, a frosted window, spotlights to the ceiling, a hand wash basin with a mixer tap integrated into a vanity unit, a low level w/c, heated towel rail and a fully tiled shower unit.

Bathroom
The family bathroom is comprised of spotlights to the ceiling, a heated towel rail, hand wash basin with a mixer tap integrated into a vanity unit, a low level w/c and a panelled bathtub with an overhead shower and screen.

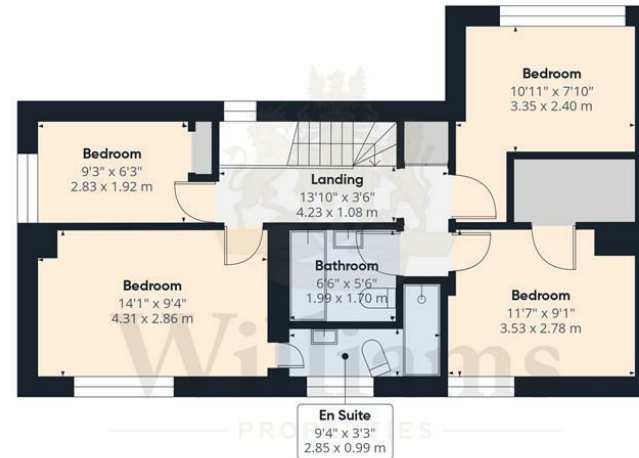
Garden
The enclosed rear garden is comprised of a tiled patio area with space for a range of garden furniture, a side access to the driveway and steps down to the grass lawn covering the remainder of the garden.

Driveway
There is driveway space for up to four vehicles.

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





Approximate total area^m

1527 ft²

141.8 m²

Reduced headroom

8 ft²

0.8 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



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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.