



PORTFOLIO
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No. 6 Elm Close, Butlers Cross

6 Elm Close, Butlers Cross, Aylesbury, Buckinghamshire HP17 0TT

A lovely semi-detached bungalow, with lots of scope to update and extend (subject to planning), enjoying a tucked away position in the picturesque village of Butlers Cross. No Onward Chain.



Entrance

The front door opens to an entrance porch which in turn opens to the reception hall, large storage cupboard, doors to all rooms.

Lounge / sitting room

13'9 x 10'10 Max

A lovely bright room with a large bay window to the front aspect, overlooking the front garden, open fireplace, glazed doors to the kitchen / diner.

*the fireplace has not been checked.

Kitchen / Diner

17'1 x 10'10 Max

A versatile space, fitted with a range of base units with worksurfaces over, eye level storage cupboards, space and plumbing for a washing machine, space for fridge freezer, space for oven, ample space for a dining table, window overlooking the rear garden, door to conservatory / sun room.

Bedroom One

11'2 x 8'6 Max

A good sized double bedroom with built in wardrobes, window overlooking the front aspect.



Bedroom Two

9'2 x 8'6 Max

A cosy double bedroom, built in cupboard, window to rear aspect.

Family Bathroom

8'6 x 5'7 Max

The bathroom has been fitted with a large shower which replaced the original bath, a bath could be re-instated if required. Low level wc and wash hand basin complete the bathroom suite, window to rear.

Conservatory / Sun Room

17'1 x 7'10 Max

A lovely bright space to overlook the gardens and views beyond,

Outside

The rear garden is a real feature of this property, wrapping round from the rear to the side of the bungalow and is crammed full of perennials, mature shrubs, specimen trees and hedging offering a high degree of seclusion. A large lawn and established patio are perfect for outside entertaining.



Beyond the garden is open farmland and views up to Ellesborough Golf Club beyond, a truly tranquil space to relax and unwind.

To The Front

A private driveway leads to the front of the property, the remainder of the front garden is laid to lawn, mature hedging to the boundaries and a neat low level brick wall to the front.

AGENT NOTE

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved.

Education

Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). In the independent sector schools include Berkhamsted Collegiate and Tring Park School for the Performing Arts.

Location

Butlers Cross is a hamlet within the Parish of Ellesborough and is situated within a short distance to Wendover with local amenities and an eclectic mix of shops, pubs and restaurants; together with the main line station offering a frequent service to Marylebone (50 mins). The A41 can be found between Aston Clinton and Tring, offering a swift connection to the M25. Alternatively the M40 can be found at High Wycombe.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to No. 6 Elm Close, Butlers Cross

Tucked away in a quite location just off Chalkshire Road, 6 Elm Close is a lovely bright semi detached bungalow, offering two bedrooms, a sunny sitting room with bay window, kitchen breakfast room and a sun room / conservatory, which overlooks the secluded garden and wonderful views beyond.

Guide Price

£425,000

- Cul-de-sac location
- Lovely gardens and views
- Potential to update and extend (subject to planning)
- No onward chain

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

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