BURCOTT LANE, BIERTON, AYLESBURY

ASKING PRICE £625,000

FREEHOLD

** SOLD BEFORE COMING TO MARKET, WAS PREVIOUSLY ON WITH ANOTHER AGENT** A three bedroom link-detached home situated in the desirable village of Bierton. The property offers generous living space with multiple reception rooms, a fitted kitchen, conservatory and a convenient ground-floor cloakroom. Upstairs features three bedrooms and a family bathroom. Outside, the home boasts a large, mature garden, a converted garage providing additional flexible space, and a private driveway for off-road parking. Perfect for families seeking a spacious home in a village setting.

GEORGE DAVID

BURCOTT LANE

• * SOLD BEFORE COMING TO MARKET * • THREE BEDROOM LINK DETACHED HOUSE • LARGE MATURE GARDEN • MULTIPLE RECEPTION ROOMS • VILLAGE LOCATION • DRIVEWAY PARKING • VERSATILE LIVING SPACE • CONVERTED GARAGE

LOCATION

Bierton Village is situated on the north eastern outskirts of Aylesbury with good road links to Milton Keynes and the A41 towards London/M25. The property is within short walking distance of Bierton Church of England Combined School for Infant and Junior. For secondary education the property falls into the Aylesbury Grammar school catchment area. As well as good schooling the village benefits from several amenities including a church, village hall, tennis courts, dynamic golf driving range and The Barn restaurant. Nearby Aylesbury town centre has further amenities and mainline railway service to London Marylebone in approx 55mins.

ACCOMMODATION

Located in the sought-after village of Bierton, this spacious three bedroom link-detached home offers versatile living accommodation ideal for families. The property is entered via a welcoming entrance hall, which leads to a convenient cloakroom and a bright, well-proportioned living room. Continuing through the ground floor, you will find a separate family room and a dedicated dining room, providing excellent flexibility for everyday living and entertaining. The fitted kitchen opens into a generous conservatory, creating a wonderful additional reception space with views over the garden.

Upstairs, the property offers three comfortable bedrooms and a family bathroom.

Outside, the home benefits from a large, mature rear garden perfect for outdoor dining, play and gardening enthusiasts. To the front, the converted garage provides useful additional space, while a private driveway offers ample parking.

This well-located home combines spacious interiors with a desirable village setting, making it an excellent opportunity for a wide range of buyers.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

BURCOTT LANE

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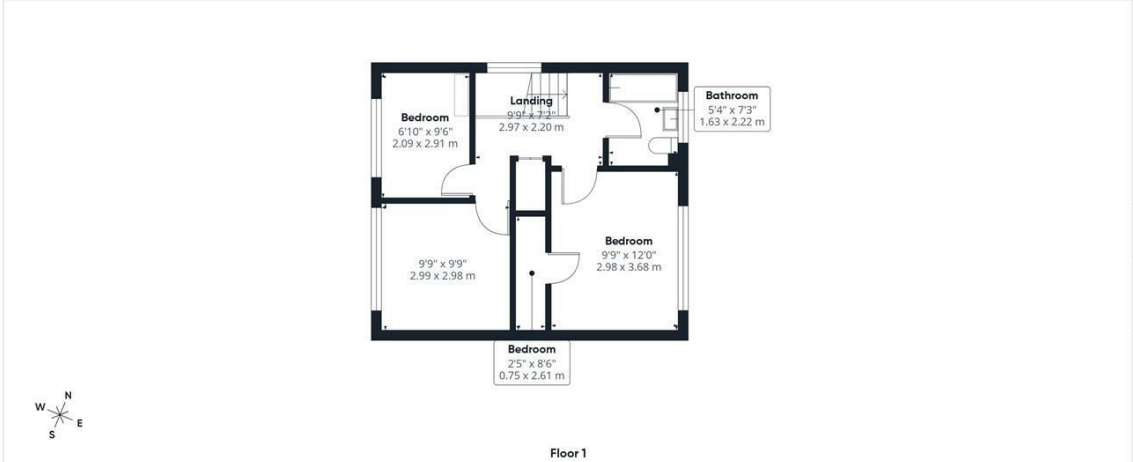
ADDITIONAL INFORMATION

Local Authority – Buckinghamshire
Council Tax – Band F
Viewings – By Appointment Only
Floor Area – 1033.34 sq ft
Tenure – Freehold

Ground Floor



Floor 1

Approximate total area(1)

1419 ft²

131.7 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.

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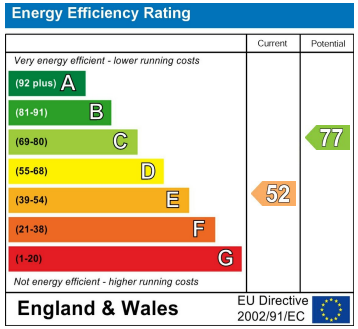

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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