PARSONS LANE, BIERTON, AYLESBURY

PRICE £525,000

FREEHOLD

A three bedroom detached house situated in the popular village of Bierton. The property offers a welcoming living room, kitchen, convenient downstairs WC, three bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden, providing a private outdoor space, along with a garage and driveway.

GEORGE DAVID

PARSONS LANE

• POPULAR VILLAGE LOCATION • THREE BEDROOM DETACHED HOUSE • DOWNSTAIRS WC • SPACIOUS LIVING ROOM • ENCLOSED REAR GARDEN • ALL BEDROOM WITH BUILT IN WARDROBES • GARAGE AND DRIVEWAY

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

The property is approached via a front door leading into the entrance hall, which provides access to the living room and downstairs WC. The spacious living room, provides ample room for a range of living and dining furniture. Stairs rise to the first floor and a door opens onto the rear garden, allowing plenty of natural light into the room.

The kitchen is fitted with a range of units and incorporates an inset gas hob with cooker hood over, integrated oven and grill. There is space for both a fridge and washing machine, while a useful breakfast bar provides an informal dining area. The kitchen also benefits from a large storage cupboard and a door providing access to the side of the property.

To the first floor, the landing provides access to all three bedrooms, the family bathroom and benefits from loft access and an airing cupboard.

There are three bedrooms, all of which benefit from built-in wardrobes, providing useful storage and making the rooms practical and versatile for family living, guests or home working.

The family bathroom comprises an enclosed shower cubicle, wash basin and WC.

Outside, the property benefits from an enclosed rear garden, with a paved patio area providing an ideal space for outdoor dining and entertaining. Steps lead up to a lawned area, which is complemented by established trees and planting, creating a pleasant and mature garden setting.

The property also benefits from a garage with light and power, together with a driveway in front of the garage providing convenient off-road parking.

INFORMATION FOR BUYERS

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

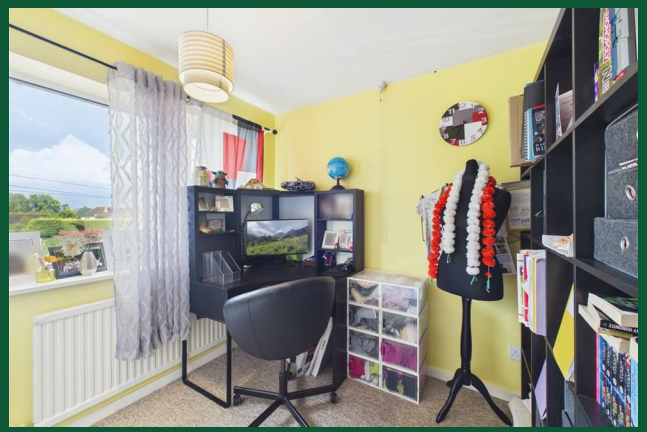
1. Mortgage Agreement in Principle – A copy of your current agreement.

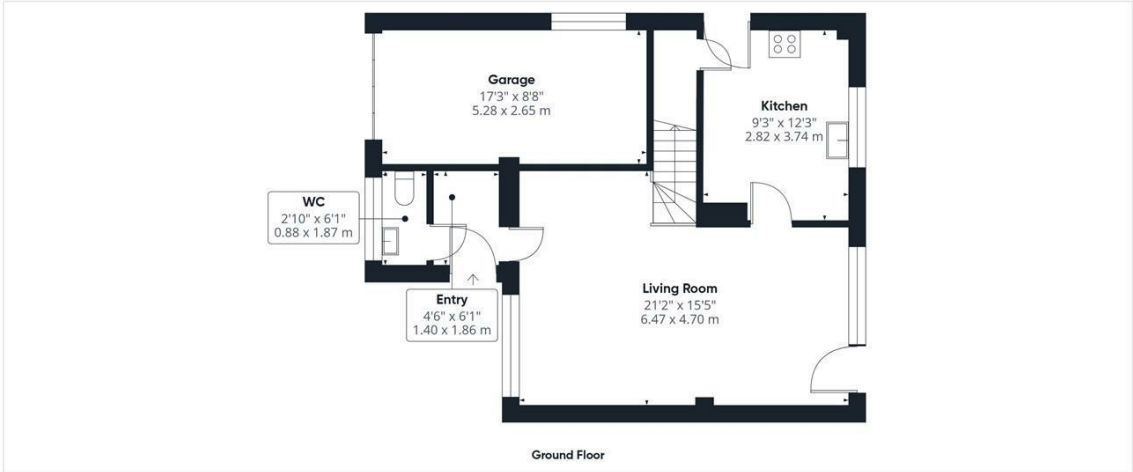
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

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.

PARSONS LANE





Ground Floor

Floor 1

Approximate total area(1)

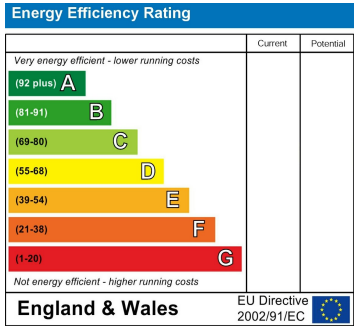
1100 ft²

102 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk