

I CLIFFORD ROAD

QUANTON, BUCKINGHAMSHIRE, HP22 4FT

GUIDE PRICE £550,000



A WELL PRESENTED THREE DOUBLE BEDROOM DETACHED HOME SITUATED IN THE BUCKINGHAMSHIRE VILLAGE OF QUANTON.

FINE & COUNTRY



Situated on a relatively new development, this fine home offers spacious living accommodation arranged over two floors and is ideal for a young growing family.

Ground Floor

A bright sitting room with doors leading through to the open plan kitchen and dining room which in turn leads to the family room and has a window and doors to the rear garden. There is a utility room with additional storage, a study and a guest WC.

First Floor

Three double bedrooms, one with an en suite shower room and a family bathroom.

Outside

The rear garden has a patio seating area, lawn and garden shed and there is parking at the front for two cars and a garage.

At a Glance

- Detached House
- Three Bedrooms
- Two Bathrooms
- Garage



Accommodation

- Kitchen
- Utility Room
- Sitting Room
- Dining Room
- Family Room
- Study
- Guest WC
- Master Bedroom
- En suite Shower WC
- Two Further Bedrooms
- Family Bathroom
- Rear Garden
- Garage
- Off Street Parking



Guide Price
£575,000

Approximate Gross Internal Area
Ground Floor = 66.8 sq m / 719 sq ft
First Floor = 54.5 sq m / 587 sq ft
Garage = 20.9 sq m / 225 sq ft
Total = 142.2 sq m / 1,531 sq ft



Additional information

Services: Mains water, electricity

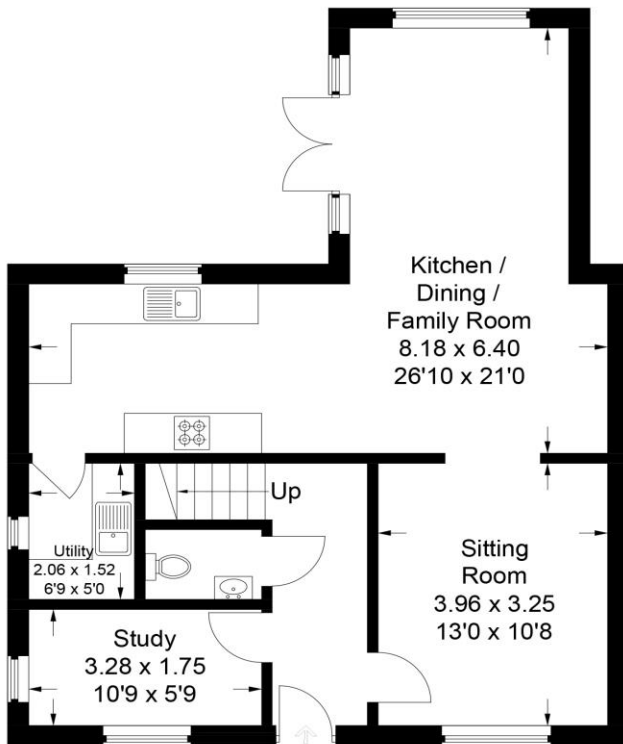
Heating: Gas central heating to radiators

Postcode: HP22 4FU

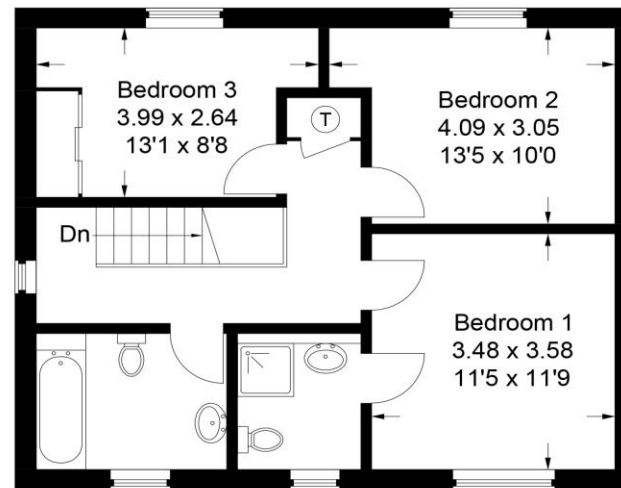
Council Tax Band: F

Local Authority: Buckinghamshire Council

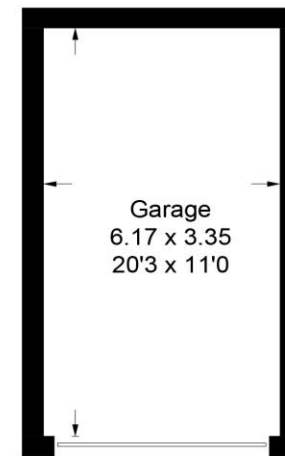
Energy rating: C



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Quanton

The village has a Church of England combined school, a village store, tennis courts, a windmill, football pitch, playground, church and The George and Dragon public house and tea room. Local private schools include Ashfold School, Swanbourne House School, Stowe School and Akeley Wood School. The property is also in catchment for Waddesdon Church of England secondary school and Aylesbury's grammar schools.

Fine & Country

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