



7 Upton Terrace, Upton  
£400,000



## 7 Upton Terrace

Upton, Aylesbury

Three bedroom period cottage on Upton Terrace, between Aylesbury and Thame. Features open plan lounge/diner, modern kitchen, downstairs bathroom, and large rear garden.

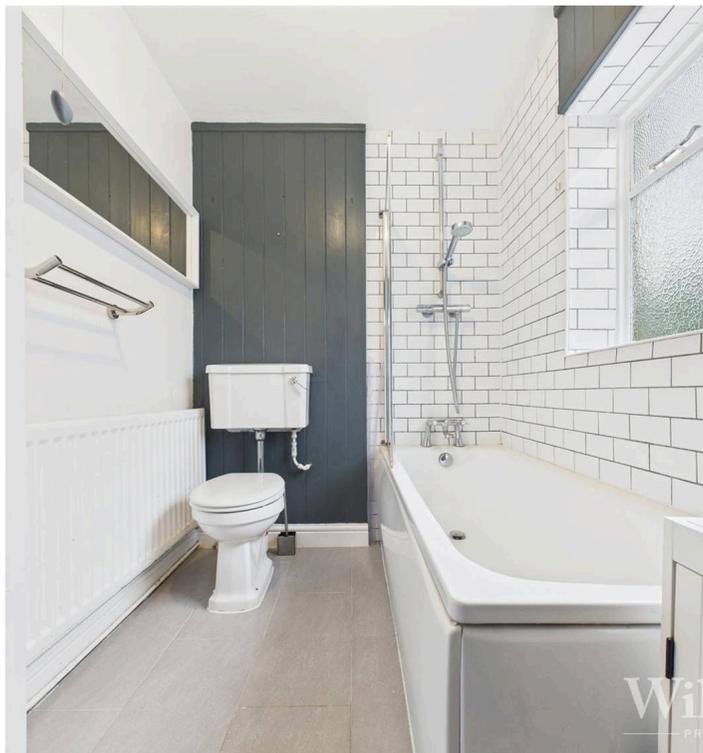
Situated within the historic parish of Dinton-with-Ford and Upton, the area is rich in heritage and community spirit. The nearby village of Dinton offers a well-regarded primary school, a friendly local pub, and access to stunning countryside walks through the Chiltern Hills. The market town of Aylesbury is just a short drive away, offering a wide range of services and direct rail links to London.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## Upton

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## Council Tax

Band D

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Porch

Enter through the front door into this entrance porch comprised of a fitted light to the ceiling and a door leading to the lounge/diner.

## Lounge / Diner

This open plan lounge/diner is split into two sections, the sitting room side comprised of two windows to the front aspect, wall mounted lights, concrete flooring and open plan access to the dining area which features wood effect flooring, spacious under stair storage, carpeted stairs to the first floor, door and window to the kitchen and a pendant light to the ceiling. Ample space for living and dining room furniture.

## Kitchen

This L-shaped kitchen is composed of tiled flooring, spotlights to the ceiling, a door to the enclosed rear garden, skylights to the ceiling, a door to the bathroom and multiple wall and base mounted units with an inset sink with a mixer tap and draining board, oven unit with gas hob and extractor, tiling to splash sensitive areas, wood effect roll on worktops, a fridge/freezer, dishwasher, washing machine and a wall mounted radiator.

## Bathroom





Floor 0

Approximate total area<sup>(1)</sup>

840 ft<sup>2</sup>

78.1 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations  
3C standa  
approxima  
floor plan is

