



144 Aylesbury Road

Bierton | Aylesbury | Buckinghamshire | HP22 5DL





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**\*\*NO ONWARD CHAIN\*\*** Williams Properties are delighted to present this Four/Five bedroom Semi-Detached Cottage in Bierton, Aylesbury, which has been extended, providing spacious living accommodation. The property is in good order and benefits from a large kitchen/dining room, study/bedroom five, living room, utility room and downstairs cloakroom to the ground floor, with four bedrooms, bathroom and en-suite to the first floor. Outside, there is a driveway, and rear garden. We strongly recommend a viewing on this ideal family home.

## Guide price £550,000

- Semi-Detached
- Village Location
- En-Suite
- Study/Fifth Bedroom
- Four Bedroom House
- Kitchen/Dining Room
- Extended
- Viewing Highly Recommended

### Bierton

Bierton village has two public houses, a large church, playing fields and a very sought after village school. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools. For those wishing to commute to the City, a main line station to London Marylebone can be found in Aylesbury and has a journey time of approx. 55 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame. Primary & Junior School - Bierton CoE & Secondary Schools - The Grange & Aylesbury Grammar Schools

### Council Tax

Band E

### Local Authority

Aylesbury Vale District Council

### Services

All main services available

### Entrance

Enter via front door into entrance hall. There is a door leading to the study/bedroom five and an opening leading into the living room.

### Study/Bedroom Five

Study/bedroom five consists of wood effect laminate laid to floor, bay window to front aspect and storage built into bay window. There is ample space for a double bed and a range of other furniture.



The property is conveniently located a minutes walk away from the renowned Bierton C of E Primary School & Pre school (located at the Bierton Sports Centre), and approximately 1.8 miles away from The Grange School and Aylesbury Grammar Schools. There are excellent road and transport links, with the A418 running through Bierton towards Milton Keynes. A bus route provides the village with regular services into Aylesbury, surrounding towns and villages.



**Living Room**

Living room consists of wood effect laminate laid to floor, bay window to front and window side aspect, opening leading to kitchen/dining room and fully functional open fireplace. There is space for a three piece suite and other living room furniture.

**Kitchen/Dining Room**

Spacious open plan kitchen and dining area, with double doors leading to the rear garden, windows to rear aspect and skylight windows. The kitchen area consists of a range of base and wall units and an island, with roll on work top, inset oven with induction hob and extractor, inset sink with draining board and mixer tap, integrated dishwasher and fridge/freezer. There is space to the dining area for a dining set and other dining room furniture.

**Utility Room**

Utility room leading off from kitchen/dining room consisting of plumbing and space for washing machine, with storage cupboard. There is a door leading off to the downstairs cloakroom.

**Downstairs Cloakroom**

Downstairs cloakroom consists of low level WC and hand wash basin, with part tiling to splash sensitive areas.

**First Floor**

Carpeted stairs rising to first floor landing. There are doors leading off to all four bedrooms and family bathroom.

**Master Bedroom and En-Suite**

Master bedroom consisting of carpet laid to floor, windows to rear aspect, built in wardrobes to one side of the wall and door leading to en-suite. There is ample space for a double bed and other bedroom furniture. En-suite consisting of shower stall and low level WC, hand wash basin and window to side aspect.

**Bedroom Two**

Bedroom two consisting of carpet laid to floor, window to front aspect and built in wardrobes. There is space for a double bed and other bedroom furniture.

**Bedroom Three**

Bedroom three consists of carpet laid to floor, window to front aspect and storage cupboard. There is space for a double bed and other bedroom furniture.

**Bedroom Four**

Bedroom four consists of wood effect laminate laid to floor and window to rear aspect. There is space for a bed and other bedroom furniture.

**Family Bathroom**

Main family bathroom consisting of bathtub with shower, low level WC and hand wash basin, with window to side aspect, heated towel rail and part tiling to splash sensitive areas.

**Rear Garden**

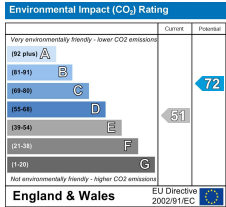
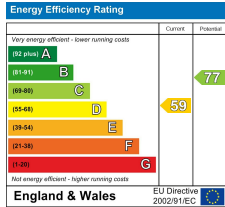
Large enclosed rear garden leading from double doors out of kitchen/dining room. Small patio area leading from doors with grass laid to remainder.

**Parking**

There is a graveled driveway to the front of the house for multiple vehicles.

**Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

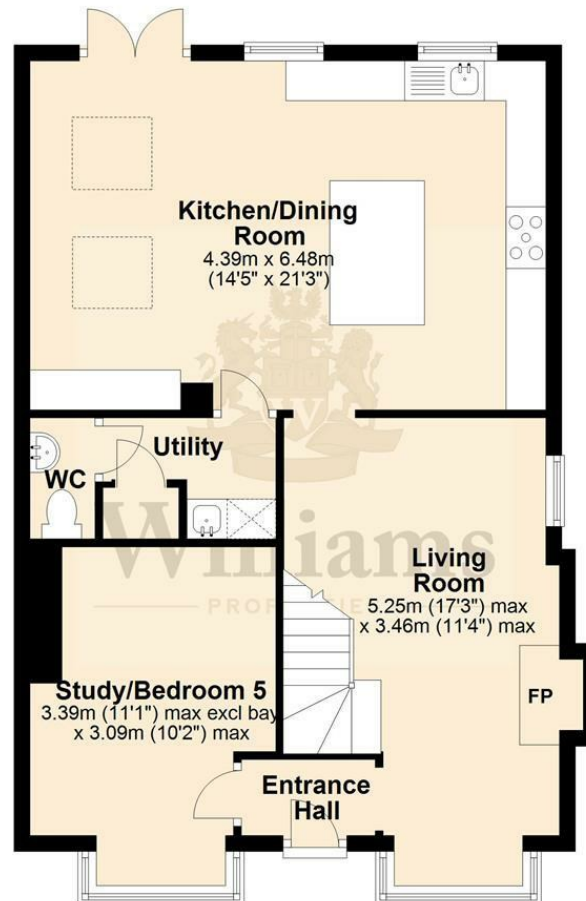






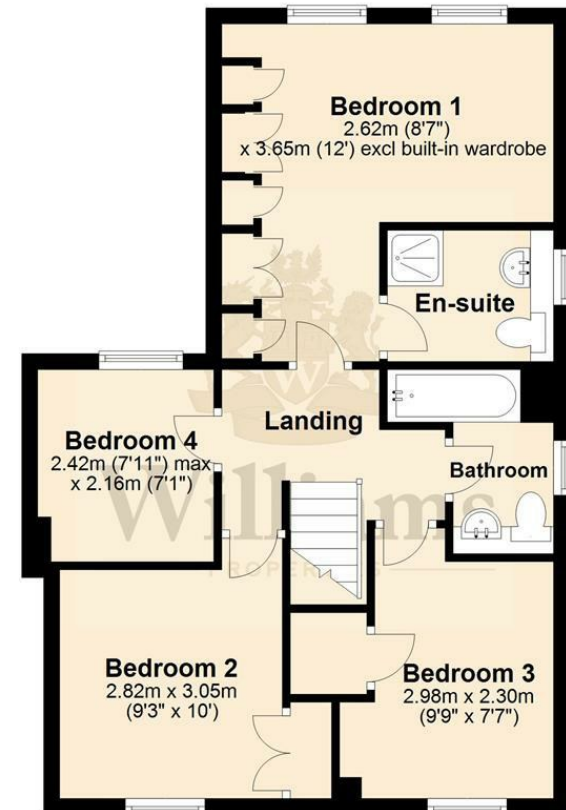
## Ground Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



## First Floor

Approx. 52.8 sq. metres (567.8 sq. feet)



Total area: approx. 117.4 sq. metres (1263.2 sq. feet)

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 & compass bearings before making any decisions reliant upon them.  
Plan produced using PlanUp.



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.