



3 William Hill Drive

Bierton | Aylesbury | Buckinghamshire | HP22 5AZ



3 William Hill Drive

Bierton | Aylesbury | Buckinghamshire | HP22 5AZ

Williams Properties are delighted to welcome to the market an extremely well presented four/five bedroom executive family home with an annex attached to the side set in a quiet no through road in the village of Bierton. The property also benefits from three reception rooms, a sun room, three bathrooms and a double garage with ample off road parking. The property also backs onto a private paddock.

Guide price £695,000

- Five Bedrooms
- Three bathrooms
- Three Reception rooms
- Kitchen/breakfast room
- Double garage
- Sun Room
- Beautiful views
- 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 east of Aylesbury or the M40 which can be accessed either at Beaconsfield or Thame. Primary & Junior School - Bierton CoE & Secondary Schools - The Grange & Aylesbury Grammar Schools

Services

All main services available including high speed broadband (BT Infinity, speed 35Mbps)

Local Authority

Aylesbury Vale District Council

Council Tax

Band G



A fantastic opportunity to acquire this four/five bedroom detached house with annex, double garage and scenic views to the rear in the popular village of Bierton.



Ground Floor

The front door leads into the spacious bright hallway with a staircase rising to the first floor, under stairs storage area, radiator and down lights in the ceiling. There is a large cloakroom with low level WC, modern wash hand basin with vanity unit below, half tiled walls, tiled floor and there is a obscure double glazed window to the rear aspect. There is a good size study with a double glazed window to the front aspect, radiator and space for desk and other furniture. The lounge has a double glazed box bay window to the front aspect, recently fitted tiled flooring, modern gas fireplace, TV and telephone points, radiator, door through to the annex and an opening to the sun room and then garden. The sun room has been refitted to a high standard with a large wood burner and fitted blinds to the windows, the airy room allows you to enjoy the scenic views to the rear. The light and bright dining room has double glazed French doors leading onto the garden, wood flooring, radiator and space for a good size table and chairs as well as other dining furniture. The kitchen comprises of double glazed windows to the rear and side aspects, wall and base units with Corian roll top works surfaces, sink unit with mixer tap and water softener, large Range cooker with double oven and six ring hob with extractor over, space for fridge, built in dishwasher and fridge, radiator, Breakfast bar with stools, tiled floor and archway to the utility room. The utility room has a double glazed window to the front aspect, double glazed door leading to the parking and garage area, wall and base units with roll top work surfaces, sink unit with mixer tap, space for a large double fridge freezer, washing machine and tumble dryer, wall mounted gas boiler, tiled floor and radiator.

Ground Floor Guest Room

The guest room with potential to be rented out separate to the main house. Comprising of a large bright studio with double glazed windows to the side and front aspects, double glazed French doors to the garden, modern vertical radiator and access to the living room. The en suite shower room is also a large room and has been modernised to a very high standard comprising a double shower, low level Duravit w/c, hand wash basin and vanity unit, chrome towel rail, underfloor heating, double glazed window to the front aspect and tiled walls.

First Floor

The first floor landing has a double glazed window to the front aspect, airing cupboard, loft access with pull down ladder leading into a large loft room with two Velux windows for natural light and fully boarded with fluorescent lighting. The spacious master bedroom has a double glazed window to the rear aspect, radiator, space for wardrobes and an en-suite. The en-suite comprises of a double glazed window to the side and rear aspects, corner bath, low level WC, pedestal wash hand basin, fully tiled shower cubicle, half tiled walls, extractor fan and radiator. Bedroom two is also another large double with a double glazed window to the rear aspect, radiator, recessed lighting and space for wardrobes. Bedroom three is a double bedroom has a double glazed window to the front aspect, radiator and space for wardrobes. Bedroom four is a good size single bedroom with a double glazed window to the front aspect, radiator and space for wardrobes. The family bathroom comprises of a double glazed window to the front aspect, large shower cubicle, low level WC, pedestal wash hand basin, radiator, extractor fan and fully tiled. The property is also alarmed on both floors with 'pet aware' sensors in the majority of the rooms.

Front Garden

The front garden has been designed to be low maintenance shingle garden and has been enclosed with rail and post fencing with a gate leading to the path and front door.

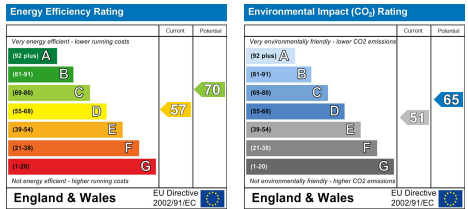
Rear Garden

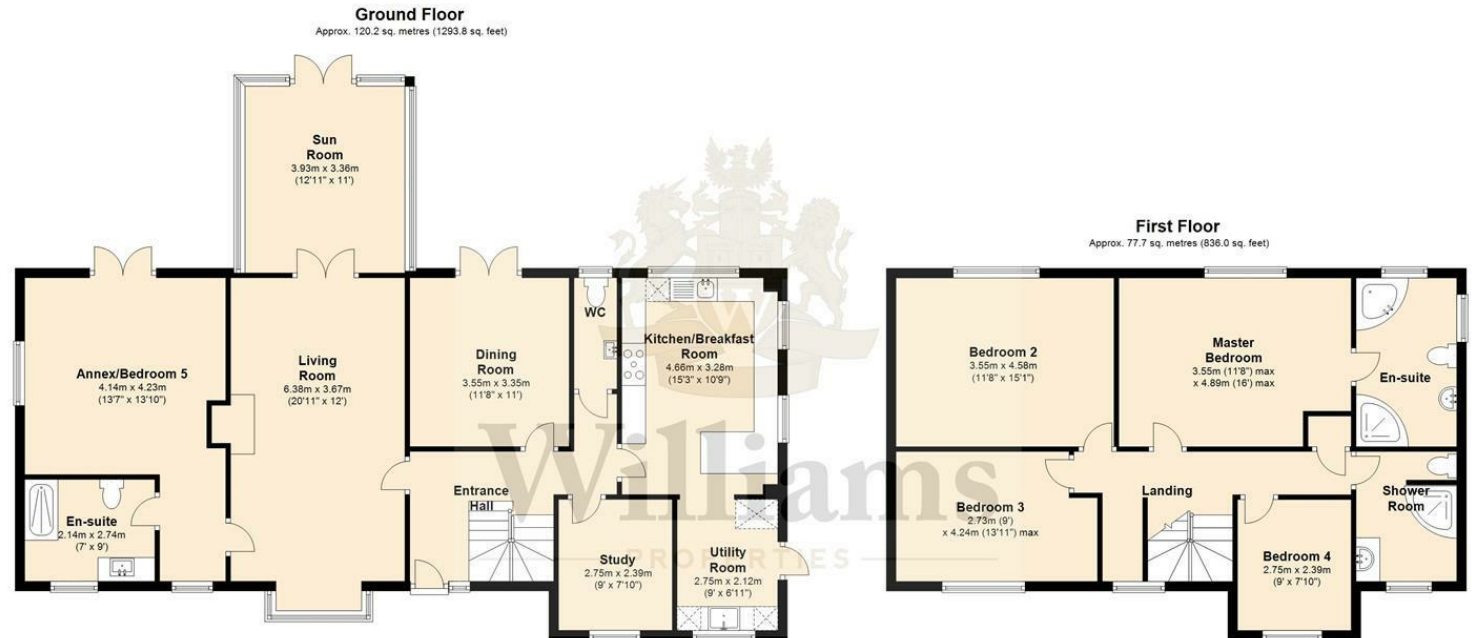
The well maintained enclosed rear garden is mainly laid to lawn with flower borders, patio area, path to enclosed allotment area and out buildings as well as the gate leading to the drive and front garden. The rear of the house and garden overlooks a paddock and fields.

Driveway & Parking

A double electric gate with lighting allows access to the driveway with potential parking for four cars and the double garage with light and power as well as eaves storage and rear door leading to the rear garden.

Buyer Notes





Total area: approx. 197.9 sq. metres (2129.8 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.



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: sales@williamsaylesbury.co.uk
Web: www.williamsaylesbury.co.uk
Tel: 01296 435600

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.