




3 Linnet Drive

Westcott | Aylesbury | Buckinghamshire | HP18 0PB



**Williams**  
PROPERTIES



# 3 Linnet Drive

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Williams Properties are delighted to welcome to the market this four bedroom semi-detached house in the very desirable village of Westcott (Waddesdon School Catchment). The property itself consists of a kitchen, living room, dining room, conservatory, play room/study, utility room, four bedrooms, shower room and an en-suite. Outside there is a rear garden and driveway parking for three vehicles to the front. Viewing is highly recommended on this fantastic family home.

Guide price £460,000

## Westcott

Westcott Village is a rural Bucks village with C of E church and Primary School, park and playground, benefiting from extensive public footpaths and proximity to the National Trust's Waddesdon Manor. Westcott is well positioned with easy access towards Thame, Bicester, Aylesbury and Oxford. Rail links to London and Birmingham can be accessed from either Haddenham, Aylesbury or Bicester.

## Council Tax

Band D

## Local Authority

Buckinghamshire Council

## Services

Mains electricity and water, with LPG heating.

## Entrance

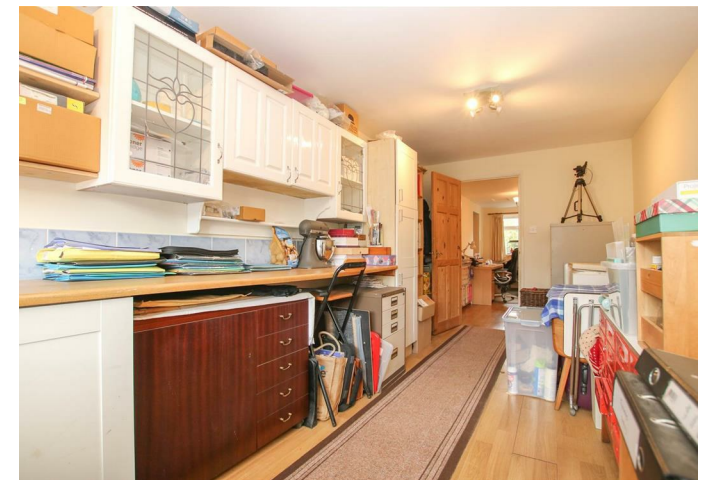
Enter via the front door into the entrance hall. There are doors leading into the living room and kitchen.

## Living Room

Living room consists of carpet laid to the floor and a window to the front aspect. There is space for a three piece suite and other living room furniture.







- Four Bedrooms
- En-Suite to Main Bedroom
- Utility Room
- Play Room/Study
- Semi-Detached
- Four Reception Rooms
- Village Location
- Viewing Highly Recommended

#### **Kitchen**

Kitchen consists of tiles laid to the floor and a range of wall and base mounted units, with roll on worktops. Inset oven, gas hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is space and plumbing for a dishwasher, with space for a fridge/freezer. Window to the rear aspect, understairs pantry and doors leading into the dining room and play room/study.

#### **Dining Room**

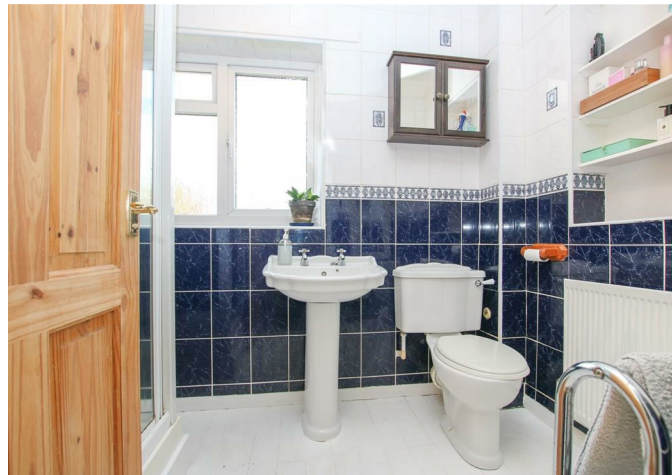
Dining room consists of carpet laid to the floor and sliding doors leading out into the conservatory. There is space for a dining set and other dining room furniture.

#### **Conservatory**

Conservatory consists of tiles laid to the floor, windows to the side aspects and sliding doors leading out into the rear garden. There is space for a range of different furniture.

#### **Play Room/Study**

Play room/study consists of wood effect laminate laid to the floor, window to the rear aspect and doors leading out into the rear garden and into the utility room. There is space for a range of different furniture.





The rural Bucks village of Westcott lies midway between Aylesbury and Bicester, and provides residents with a church and primary school, park with playground, and extensive walking opportunities.

A short distance from a shop, pubs and restaurants, and National Trust property in Waddesdon, whilst a more extensive range of shopping and leisure facilities can be found in Aylesbury and Bicester, both easily accessible via the A41.



**Utility Room**

Utility room consists of wood effect laminate laid to the floor, window to the front aspect and a door leading out into the driveway. A range of wall and base mounted units, with roll on worktops. Inset Belfast sink with separate taps. There is space and plumbing for a washing machine, with space for a tumble dryer.

**First Floor**

Carpeted stairs rise up to the first floor landing. There are doors leading into all four bedrooms and the shower room.

**Main Bedroom and En-Suite**

Main bedroom consists of carpet laid to the floor, window to the front aspect and a door leading into the en-suite. There is space for a king sized bed and other bedroom furniture. En-suite consists of carpet laid to the floor and tiles laid to splash sensitive areas. There is a panelled bathtub, hand wash basin and low level WC. Window to the rear aspect.

**Bedroom Two**

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

**Bedroom Three**

Bedroom three consists of carpet laid to the floor, window to the rear aspect and an airing cupboard fitted with a radiator. There is space for a double bed and other bedroom furniture.

**Bedroom Four**

Bedroom four consists of carpet laid to the floor and a window to the front aspect. There is space for a bed and other bedroom furniture.

**Shower Room**

Shower room consists of wooden flooring and tiles laid to the surround. There is a shower cubicle, hand wash basin and low level WC. Window to the rear aspect.

**Rear Garden**

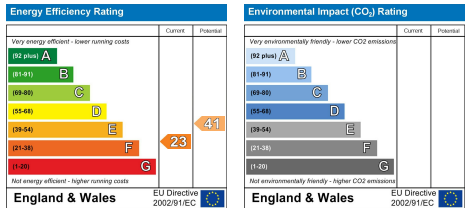
Enclosed rear garden with decking leading out from the conservatory and play room/study, with grass, patio and further decking laid to the remainder. There is a wooden shed the rear of the garden.

**Parking**

There is driveway parking to the front of the property for three 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.





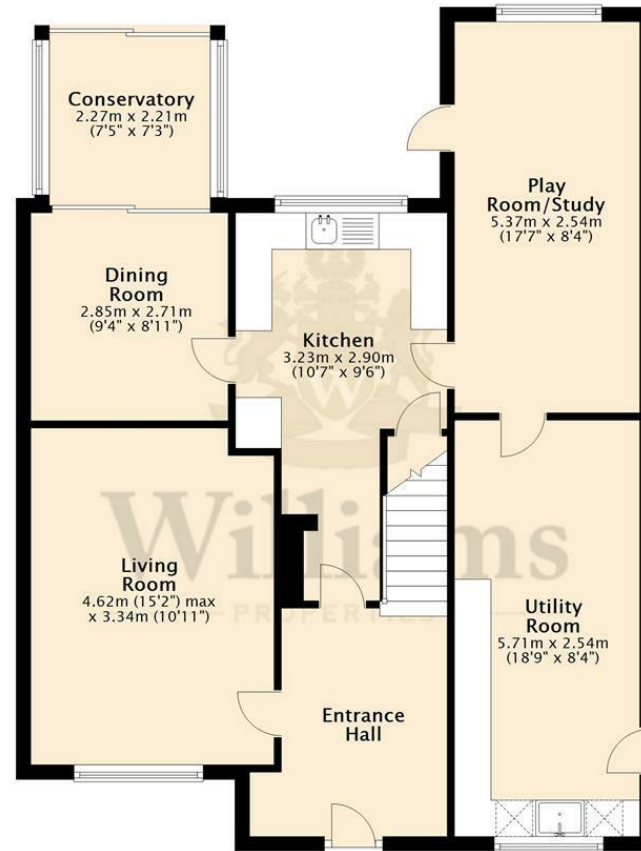






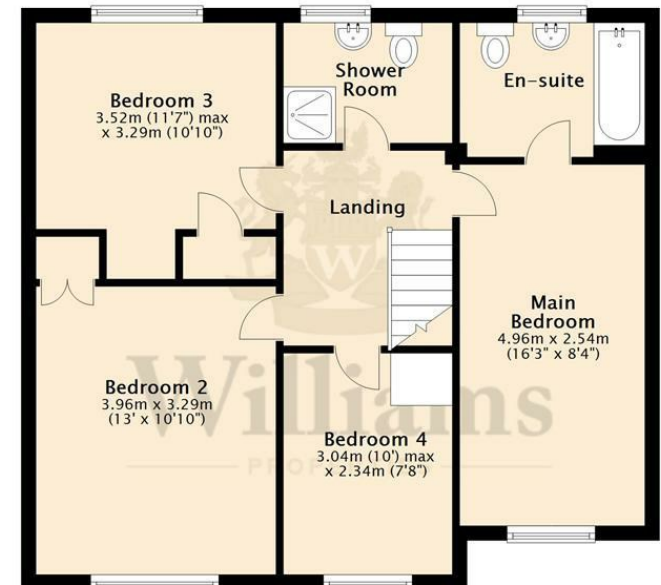
## Ground Floor

Approx. 80.4 sq. metres (865.9 sq. feet)



## First Floor

Approx. 61.7 sq. metres (664.5 sq. feet)



Total area: approx. 142.2 sq. metres (1530.4 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.