



14 Rickyard Close

Whitchurch | Aylesbury | Buckinghamshire | HP22 4NX



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Williams Properties are pleased to welcome to the market this superb four bedroom detached house in the village of Whitchurch, Aylesbury. The property is in immaculate order throughout and benefits from living room, Snug, kitchen/diner, separate dining room, downstairs wc, four bedrooms one with an ensuite and family bathroom. Outside offers a wrap around enclosed rear garden, garden room, single garage and driveway parking. Viewing is highly recommended on this ideal home.

£525,000

Whitchurch

Whitchurch is a very pretty village situated five miles north of Aylesbury and on the A413 heading towards Winslow & Buckingham. The village offers a Primary School, Post Office, a church and a public house, whilst more extensive shopping and schooling can be found in Aylesbury, including the Aylesbury Grammar Schools. Rail links with London Marylebone can be found in Aylesbury and from Milton Keynes Central to London Euston.

- Aylesbury approx. 5 miles
- Winslow approx. 5.5 miles
- Leighton Buzzard approx. 9 miles
- Milton Keynes approx. 17 mile

Local Authority

Buckinghamshire Council

Council Tax

Band E

Services

Oil Fired Heating
Mains Electric
Mains Water

Entrance Hall

Enter through the front door into this entrance hallway comprising of engineered wooden flooring, two pendant lights to the ceiling, a wall mounted radiator and doors to the kitchen, downstairs cloakroom, dining room, living room and to a full height under stairs cupboard providing useful storage. Carpeted stairs rising to the first floor.





- Four Bedroom Detached House
- Three Reception Rooms
- Kitchen/Diner
- Utility Room
- Garage & Driveway
- Corner Plot
- Downstairs Cloakroom
- Ensuite & Family Bathroom
- Garden Room
- Village Location

Dining Room

This dining room is composed of wood effect flooring, a wall mounted radiator, window to the front aspect, a pendant light to the ceiling and space for a dining table and other dining room furniture.

Living Room

This living room features engineered wooden flooring, pendant lights to the ceiling and wall mounted lights, a window to the side aspect, two wall mounted radiators, a feature fireplace, French double doors to the rear aspect and ample space for typical living room furniture.

Kitchen/Breakfast Room

This kitchen/diner is composed of tiled flooring, pendant and spotlights to the ceiling, a wall mounted radiator, dual aspect windows to the side and rear aspects, a door to the utility and a range of wall and base mounted units with composite worktops with matching fixed dining table and includes integrated fridge/freezer, microwave, oven, electric hob, extractor, dishwasher, basin with a mixer tap and around the fixed composite dining tale there is space for four chairs..

Utility Room

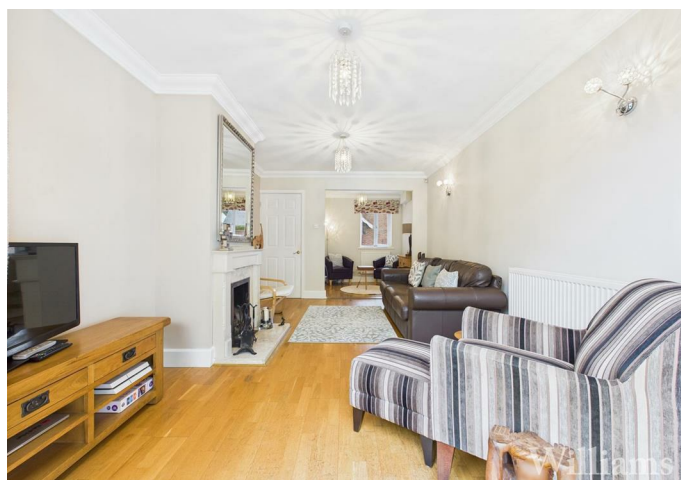
This utility features tiled flooring, a wall mounted radiator, spotlight to the ceiling, wall and base mounted units with an inset sink with a mixer tap and a door to the enclosed rear aspect.

Landing

Rise from the carpeted stairs with a window to the rear aspect to the first floor landing comprised of carpeted flooring, pendant lights to the ceiling, a window to the front aspect, wall mounted radiator and doors to a storage cupboard housing the hot water cylinder, all four bedrooms and the family bathroom,

Bedroom

The third bedroom features carpeted flooring, a wall mounted radiator, window to the front aspect, pendant light to the ceiling and space for a bed and other furniture.



The main town of Aylesbury is approximately 5 miles away and offers shopping and social outlets as well as a cinema and theatre, and a host of schools. The property is in the catchment area for the popular Aylesbury Grammar Schools.



Bedroom

The fourth bedroom, currently being utilized as an office is composed of carpeted flooring, window to the front aspect, pendant light to the ceiling, a wall mounted radiator and space for a single bed and other furniture.

Bedroom

Bedroom two features carpeted flooring, a pendant light to the ceiling, window to the rear aspect, a wall mounted radiator and space for a double bed and other bedroom furniture.

Bedroom & Ensuite

The master bedroom is comprised of a window to the rear aspect, inset wardrobes, carpeted flooring, pendant light to the ceiling, space for a double bed, other bedroom furniture and there is a door to the en suite shower room. This en suite features a frosted window, tiled flooring, spotlights to the ceiling, a heated towel rail, hand wash basin with a mixer tap inset into a vanity unit, low level w/c and a shower unit.

Family Bathroom

This family bathroom features fully tiled walls, wood effect flooring, a heated towel rail, spotlights to the ceiling, a frosted window, hand wash basin with a mixer tap and a low level w/c inset into a vanity unit, fixed wall mirror with Bluetooth and led lighting and a panelled bathtub with a hand held and overhead shower.

Rear Garden

This private secluded wrap around garden is fully enclosed and features a patio area and two further decked areas of which all provides space for a good size garden table and chairs, these areas are perfect for relaxing and socialising with family or friends and allows you to soak up the views of this beautiful garden. There are a range flower beds to the plant borders and lawn laid to the remainder. Oil Tank can be found around the side of the garden. Courtesy door to the garage and gated access leading to the front.

Garden Room

The garden room has a power supply and features studio spotlights to the ceiling, windows to the side and a set of doors to the front and a patio area to the front.

Garage & Driveway

A garage with light and power supply and an up and over door, driveway parking to the front of the garage. Courtesy door leading into the garden.

Buyers 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

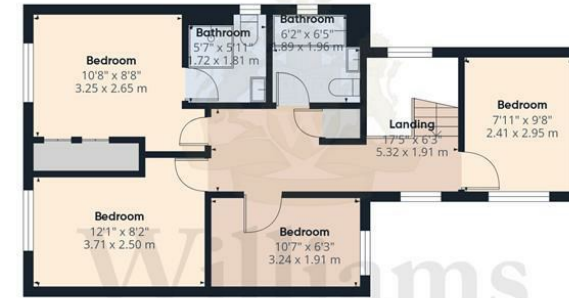
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Williams



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 1304 ft²
 121.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.