



69 The Green

Aston Abbots | Aylesbury | Buckinghamshire | HP22 4LY



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Williams Properties are delighted to welcome to the market this spacious four/five bedroom semi-detached property in the village of Aston Abbots, near Aylesbury. This ideal purchase consists of a kitchen/breakfast room, living room, conservatory, utility room, downstairs shower room, four other bedrooms and an en-suite. Outside there is a rear garden and driveway parking to the front for four vehicles. Viewing is highly recommended on this fantastic property, ideal for a family home.

Guide price £495,000

Aston Abbots

The quaint and picturesque village of Aston Abbots has a local pub and is situated approximately 5 miles to the north of the market town of Aylesbury. There is a Grade II listed church, St James The Great, in the middle of the village and a recreation ground, great for young children and walking dogs. The village of Wing, about 3 miles away, has a useful selection of stores, restaurants, a hairdressing/beauty salon and a post office. A more comprehensive range of shopping facilities can be found in the market towns of Buckingham, Leighton Buzzard and Aylesbury.

Council Tax

Band E

Local Authority

Buckinghamshire Council

Services

All mains services available.

Entrance

Enter via the front door into the entrance hall. There are doors leading into the living room, downstairs shower room, understairs storage and kitchen/breakfast room.





- Four/Five Bedrooms
- Village Location
- Kitchen/Breakfast Room
- Utility Room
- Semi-Detached
- Two En-Suites
- Spacious Conservatory
- Viewing Highly Recommended

Living Room

Living room consists of carpet laid to the floor, bay window to the front aspect, log burner and a door leading into the conservatory. There is space for a three piece suite and other living room furniture.

Downstairs Shower Room

Downstairs shower room consists of tiles laid to the surround and a window to the front aspect. There is a shower cubicle, hand wash basin and low level WC.

Kitchen/Breakfast Room

Kitchen/breakfast room consists of tiles laid to the floor and a range of wall and base mounted units, with roll on worktops. Stainless steel sink, draining board and mixer tap. There is an integrated dishwasher and fridge/freezer, with space for a free standing oven and gas hob. Window to the front aspect and doors leading into the fourth bedroom/study, utility room and conservatory. There is space for a breakfast table.

Utility Room

Utility room consists a range of base mounted units, with roll on worktops. Inset sink, draining board and mixer tap. There is space and plumbing for a washing machine, with space for a tumble dryer. Windows to the side and front aspects.



The village of Aston Abbotts is Buckinghamshire's Best Kept Village (less than 500 residents) of 2019. Located a short distance away from the market town of Aylesbury, offering a wide range of amenities, shopping and leisure facilities, and schooling. The nearby village of Wing also plays host to two doctors surgeries, library, Post Office and convenience store. Local schools are found at Wingrave, Wing and Aylesbury.



Conservatory

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

Bedroom Four/Study and En-Suite

Bedroom four/study consists of carpet laid to the floor, window to the rear aspect and a door leading into the en-suite. There is space for a double bed and a range of different furniture. En-suite consists of tiles laid to splash sensitive areas and a window to the side aspect. There is a panelled bathtub, hand wash basin and low level WC.

First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into storage cupboard and bedrooms one, two, three and five.

Main Bedroom and En-Suite

Main bedroom consists of carpet laid to the floor, built in wardrobe, window to the front aspect and doors leading into the en-suite and dressing area. There is space for a double bed and other bedroom furniture. En-suite consists of tiles laid to splash sensitive areas and a window to the side aspect. There is a shower cubicle, hand wash basin and low level WC.

Bedroom Two

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

Bedroom Three

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

Bedroom Five

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

Rear Garden

Enclosed rear garden with patio leading out from the conservatory, with grass laid to the remainder. There is a wooden gate for side access and a wooden shed to the rear of the garden, with power and light.

Parking

There is a driveway to the front of the property for four 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.

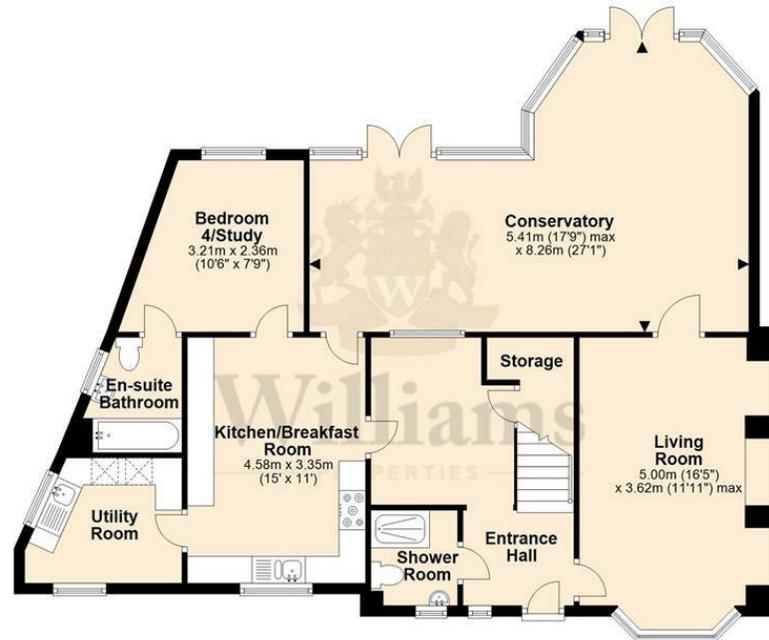
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			





Ground Floor

Approx. 109.6 sq. metres (1179.8 sq. feet)



First Floor

Approx. 59.1 sq. metres (636.1 sq. feet)



Total area: approx. 168.7 sq. metres (1815.9 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.