



12 Rickyard Close

Whitchurch | Aylesbury | Buckinghamshire | HP22 4NX



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Williams Properties are delighted to welcome to the market this four double bedroom semi-detached house, set in the in a private cul-de-sac, in the idyllic village of Whitchurch. The property itself consists of a living room, kitchen/breakfast room, downstairs WC, utility area, conservatory, four double bedrooms, family bathroom and an en-suite. Outside there is a south facing rear garden, converted garage and driveway parking directly to the front. There is planning permission for a single storey extension to the rear of the property. Viewing is highly recommended on this fantastic property, ideal for a family home.

Guide price £485,000

- Four Double Bedrooms
- En-Suite to Main Bedroom
- Conservatory
- Planning Permission for Rear Extension
- Semi-Detached
- Kitchen/Breakfast Room
- Village Location
- Viewing Highly Recommended

Whitchurch

Whitchurch is a very pretty village situated five miles north of Aylesbury and on the A413, which heads toward Winslow & Buckingham. The village offers a Primary & Junior school, church, local shop, doctors surgery and public house. Whilst more extensive shopping and schooling can be found in Aylesbury. Rail links with London Marylebone and Euston can be found from Aylesbury and Milton Keynes Central respectively. • Aylesbury approx. 5 miles • Winslow approx. 5.5 miles • Leighton Buzzard approx. 9 miles • Milton Keynes approx. 17 miles.

Council Tax

Band E

Local Authority

Buckinghamshire Council

Services

Mains water and electric, with oil fired central heating.

Entrance

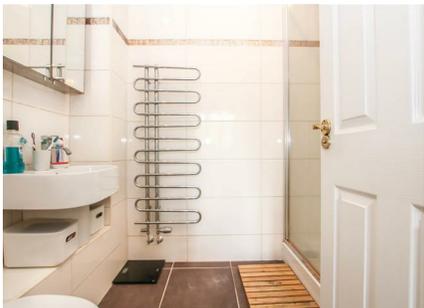
Enter via the front door into the entrance hall. There are doors leading into the kitchen/breakfast room, living room, downstairs WC and utility area. Stairs rise up to the first floor landing.

Kitchen/Breakfast Room

Kitchen/breakfast room consists of tiles laid to the floor and a range of wall and base mounted units, with marble worktops. Inset oven, induction hob and overhead extractor fan. Inset stainless steel sink, draining board and mixer tap. There is space and plumbing for a dishwasher and space for a fridge. Window to the front aspect, double doors leading into the living room and a door leading out to the side access. There is space for a breakfast table 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. Also based in Aylesbury is a mainline train station linking the town to London Marylebone in under 1 hour.



Living Room

Living room consists of carpet laid to the floor, log burner, windows to the rear aspect and double doors leading into the conservatory. There is ample space for a three piece suite and other living room furniture.

Conservatory

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

Utility Area

Utility area consists of space and plumbing for a washing machine, with space for a tumble dryer and fridge/freezer. There is a door leading into the garage.

Downstairs WC

Downstairs WC consists of tiles laid to splash sensitive areas, hand wash basin and low level WC.

First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into the family bathroom and bedrooms one, three and four. Further stairs rise up to bedroom two.

Main Bedroom and En-Suite

Main bedroom consists of carpet laid to the floor, window to the front aspect, built in wardrobes and a door leading into the en-suite. There is space for a double bed and other bedroom furniture. En-suite consists of tiles laid to the floor and to the surround. There is a shower cubicle, hand wash basin and low level WC.

Bedroom Two

Carpeted stairs rise up to bedroom two, which consists of carpet laid to the floor and windows to the rear and side aspects. There is ample space for a double bed along with room for a range of different furniture.

Bedroom Three

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

Bedroom Four

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

Family Bathroom

Family bathroom suite consists of tiles laid to splash sensitive areas and a window to the rear aspect. There is a panelled bathtub, hand wash basin and low level WC. There is a door leading to the airing cupboard.

Rear Garden

South facing enclosed rear garden with patio leading out from the conservatory, with grass laid to the remainder. There is a wooden shed to the rear of the property and a door for side access.

Garage and Parking

There is a half converted garage to the side of the property, with power and light. Driveway parking directly to the front.

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.

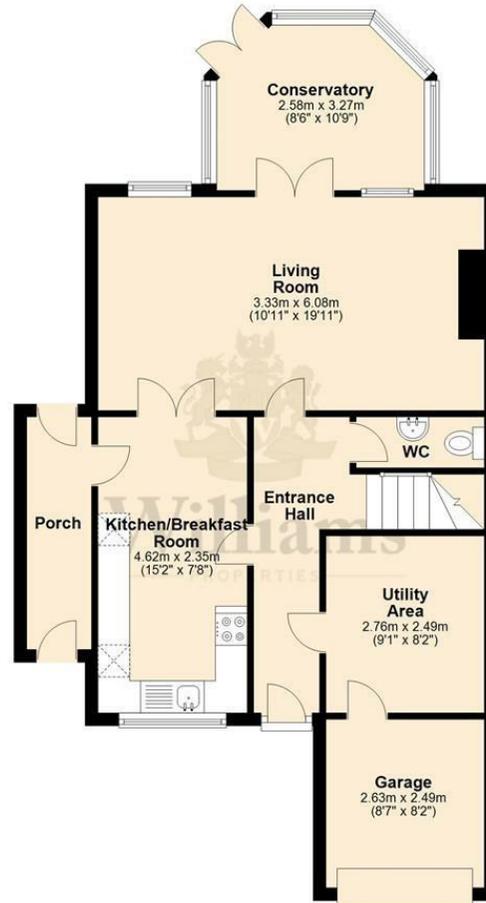
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(16-38) D			
(9-15) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



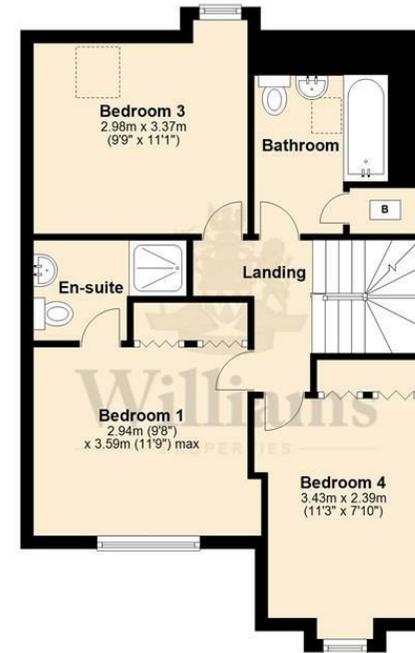
Ground Floor

Approx. 67.8 sq. metres (729.3 sq. feet)



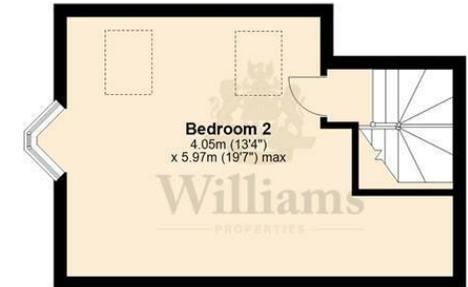
First Floor

Approx. 50.4 sq. metres (542.2 sq. feet)



Second Floor

Approx. 23.0 sq. metres (247.2 sq. feet)



Total area: approx. 141.1 sq. metres (1518.7 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.