



Williams
PROPERTIES

For Sale

01296 435600
www.williams.properties

Upper Street

Quanton | Aylesbury | Buckinghamshire | HP22 4BA



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Williams are pleased to welcome to the market this lovely four bedroom detached house within the Waddesdon school catchment area, located in the sought after village of Quainton. The property consists of a good size living room, kitchen/diner, downstairs cloakroom, four bedrooms, bathroom and ensuite. Outside there is a large driveway and double garage, rear garden. Viewing is highly recommended on this fantastic family home.

Guide price £500,000

- Detached
- Four Bedrooms
- Village Location
- Double Garage and Driveway
- Waddesdon School Catchment
- Walking Distance to Shop
- Walking Distance to Public House
- Viewing Highly Recommended

Quainton

Quainton is a pretty North Buckinghamshire village with a public house, a general store/Post Office, coffee shop and primary school within the village whilst a wider range of facilities are located at nearby Waddesdon (Note: the property falls within the catchment for the Waddesdon Church of England senior school) and Aylesbury, including the newly opened main line commuter rail service to London Marylebone (Aylesbury Parkway approximately 3 miles distant) The M40 (junction 7), serving London and the Midlands is within 10 miles. Aylesbury Vale Parkway Station approx: 5.1 miles Aylesbury approx: 6.9 miles Buckingham approx: 11.1 miles Thame approx: 12.1 miles Bicester approx: 12.2 miles.

Council Tax

Band F

Services

Mains electric, water and drainage. Electric boiler

Local Authority

Aylesbury Vale District Council

Entrance

Enter via front door into entrance hall. There are doors leading to downstairs cloakroom, living room, kitchen and understairs cupboard. Stairs rising to first floor.

Living Room

Spacious living room consisting of carpet laid to floor, bay window to front aspect, double doors leading out to rear garden and a door leading to kitchen. There is ample space for a three piece suite and other living room furniture.



The property sits close to a range of local amenities including the shops and restaurants of nearby Aylesbury. Main commuter routes are close by including railway services being approximately 3.8 miles away from Aylesbury Vale Parkway. Local schooling is close by being approximately 0.8 miles from Quainton Church of England School and approximately 2 miles from Waddesdon Church of England Primary & Secondary School.



Kitchen

Kitchen consisting of base and wall mounted units, roll top work top, part tiling to walls, opening to utility room, inset sink with draining board and tap, there is space and plumbing for fridge/freezer and dishwasher. Window to rear aspect and door to storage cupboard.

Utility Room

Utility room consists of base mounted units, inset sink with draining board and tap and space and plumbing for washing machine. Window to rear aspect and doors leading to rear garden and double garage.

Downstairs Cloakroom

Downstairs cloakroom consists of tiles laid to the floor, low level WC, pedestal hand wash basin and window to front aspect.

First Floor

Carpeted stairs rising to first floor landing. There are doors leading to all four bedrooms, family bathroom and storage cupboard.

Master Bedroom and En-Suite

Master bedroom consists of carpet laid to floor, window to rear aspect, built in wardrobes and door leading to en-suite. There is space for a double bed and other bedroom furniture. En-suite consists of enclosed shower stall, low level WC and hand wash basin, with tiling to splash sensitive areas and window to rear aspect.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Family Bathroom

Family bathroom consists of tiles laid to floor and splash sensitive areas with a panelled bathtub, shower attachment overhead, pedestal hand wash basin and a low level WC. Window to rear aspect.

Rear Garden

Enclosed rear garden with patio leading from utility room and living room, with grass laid to remainder. There is a wooden gate for side access.

Garage and Parking

Double attached garage with a driveway for multiple vehicles to the front of the property.

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.

****AWAITING EPC****



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(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

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A		
(61-81) B		
(39-60) C		
(16-59) D		
(9-15) E		
(1-8) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

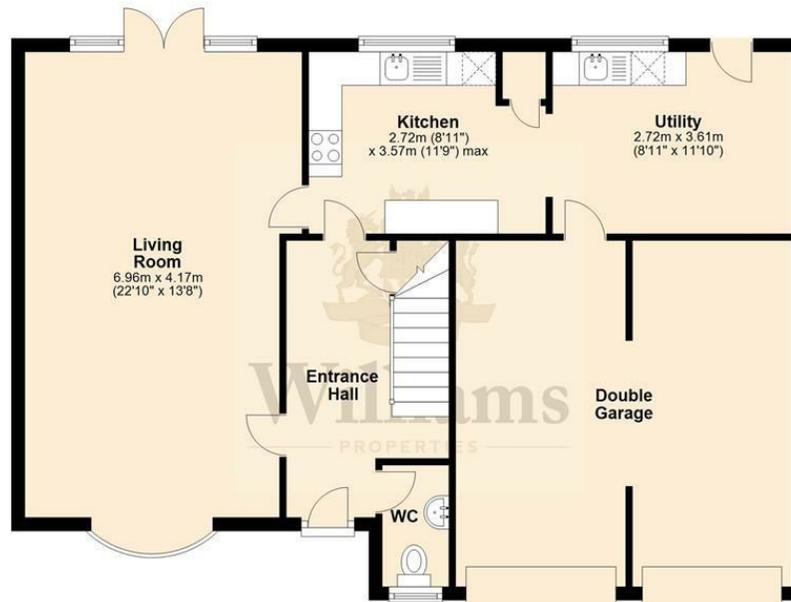
England & Wales

England & Wales



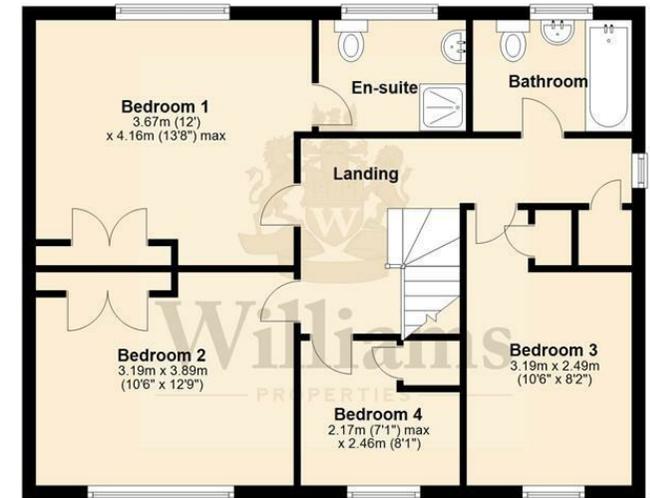
Ground Floor

Approx. 86.5 sq. metres (931.2 sq. feet)



First Floor

Approx. 62.4 sq. metres (671.7 sq. feet)



Total area: approx. 148.9 sq. metres (1603.0 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.