



Upton Terrace

Upton | Aylesbury || HP17 8UE



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Williams Properties are pleased to welcome to the market this three bedroom cottage on Upton Terrace, a beautiful period row of cottages set in an idyllic location between Aylesbury and Thame. The property benefits from an entrance porch, open plan lounge/diner, modern kitchen, downstairs bathroom, three bedrooms and a generously sized enclosed rear garden. Viewings on this property are highly recommended.

£400,000

Upton

Situated within the historic parish of Dinton-with-Ford and Upton, the area is rich in heritage and community spirit. The nearby village of Dinton offers a well-regarded primary school, a friendly local pub, and access to stunning countryside walks through the Chiltern Hills. The market town of Aylesbury is just a short drive away, offering a wide range of services and direct rail links to London.

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Porch

Enter through the front door into this entrance porch comprised of a fitted light to the ceiling and a door leading to the lounge/diner.

Lounge / Diner

This open plan lounge/diner is split into two sections, the sitting room side comprised of two windows to the front aspect, wall mounted lights, concrete flooring and open plan access to the dining area which features wood effect flooring, spacious under stair storage, carpeted stairs to the first floor, door and window to the kitchen and a pendant light to the ceiling. Ample space for living and dining room furniture.





- Period Cottage
- Renovations Throughout
- Hamlet Location
- Three Bedrooms
- Generously Sized Garden
- Viewings Highly Recommended

Kitchen

This L-shaped kitchen is composed of tiled flooring, spotlights to the ceiling, a door to the enclosed rear garden, skylights to the ceiling, a door to the bathroom and multiple wall and base mounted units with an inset sink with a mixer tap and draining board, oven unit with gas hob and extractor, tiling to splash sensitive areas, wood effect roll on worktops, a fridge/freezer, dishwasher, washing machine and a wall mounted radiator.

Bathroom

This bathroom is comprised of a fitted light to the ceiling, frosted window to the rear aspect, low level w/c, a hand wash basin with a mixer tap, a wall mounted radiator and a panelled bathtub with a screen, mixer tap and overhead shower.

Landing

This first floor landing features a pendant light to the ceiling, a window to the side aspect, loft access and doors to all three bedrooms.

Bedrooms Three

Bedroom three is comprised of a wall mounted radiator, window to the front aspect, pendant light to the ceiling, carpet underfoot and space for bedroom furniture.

Bedroom Two

The second bedroom is comprised of carpet underfoot, wall-to-wall integrated wardrobes, a wall mounted radiator, window to the front aspect and space for a bed and other bedroom furniture.



Upton is a hamlet in Buckinghamshire, England. It is located to the north of the main village of Dinton, on the junction between the new road from Aylesbury to Thame, and the old road before it was rerouted. The hamlet lies approximately 4.9 miles outside of Aylesbury Town and its amenities which include a mainline train station into London Marylebone.



Master Bedroom

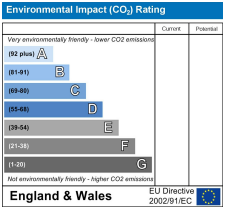
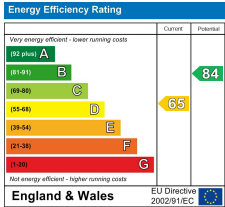
The master bedroom is comprised of a window to the rear aspect, a pendant light to the ceiling, integrated wardrobe and airing cupboard, carpet underfoot, a wall mounted radiator and space for a double bed and other bedroom furniture.

Garden

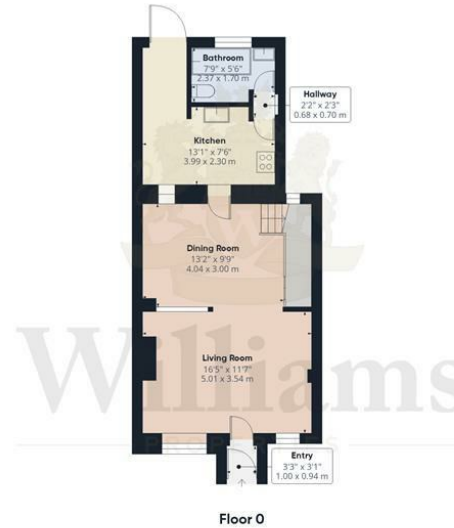
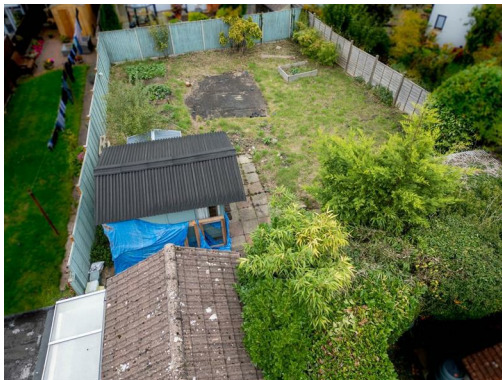
There is a spacious enclosed rear garden featuring a garden room, patio area with space for garden furniture and grass lawn laid to the remainder.

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.







Approximate total area⁽¹⁾
840 ft²
78.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. 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.