



CHURCH FARM CLOSE, BIERTON, AYLESBURY

£514,500

FREEHOLD

A four bedroom detached family home situated in a CUL-DE-SAC LOCATION in the sought after village of BIERTON. The property benefits from being within walking distance of Bierton C of E Combined school and is offered with NO UPPERCHAIN.



CHURCH FARM CLOSE

• BIERTON VILLAGE • CUL-DE-SAC
LOCATION • DETACHED FAMILY
HOME • FOUR BEDROOMS • GARAGE &
DRIVEWAY TO THE SIDE • TWO RECEPTION
ROOMS • UPVC CONSERVATORY • EN-SUITE
TO MASTER BEDROOM • PRIVATE REAR
GARDEN • NO UPPER CHAIN



LOCATION

Bierton Village is situated on the north eastern outskirts of Aylesbury with good road links to Milton Keynes and the A41 towards London/M25. The property is within short walking distance of Bierton Church of England Combined School for Infant and Junior. For secondary education the property falls into the Aylesbury Grammar school catchment area. As well as good schooling the village benefits from several amenities including a church, village hall, tennis courts, dynamic golf driving range and The Barn restaurant. Nearby Aylesbury town centre has further amenities and mainline railway service to London Marylebone in approx 55mins.

ACCOMMODATION

Composite door into:-

ENTRANCE HALL - With two storage cupboards.

DOWNSTAIRS WC

LIVING ROOM - With open fireplace.

KITCHEN - With integrated double oven, gas hob & cooker hood. Central heating boiler. Spaces for washing machine, dishwasher & fridge/freezer.

DINING ROOM

UPVC CONSERVATORY

LANDING - With loft access & airing cupboard.

MAIN DOUBLE BEDROOM

RE-FITTED EN-SUITE SHOWER ROOM

SECOND DOUBLE BEDROOM - With built-in wardrobes.

THIRD DOUBLE BEDROOM
FOURTH SINGLE BEDROOM
FAMILY BATHROOM

UPVC Double Glazing
Gas to Radiator Central Heating

OUTSIDE

REAR GARDEN

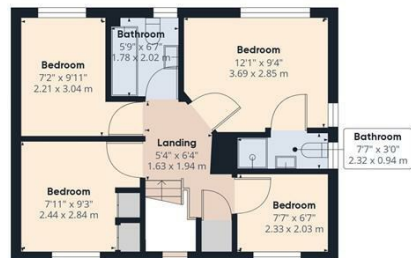
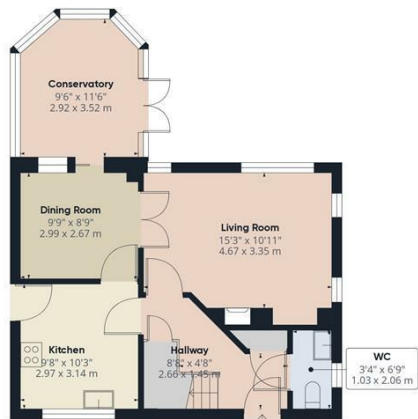
Paved patio, main lawn, shed, walled & fenced boundary.

GARAGE & DRIVEWAY

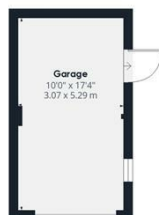
Block paved driveway for several cars leading to single garage with power, light and door to garden.

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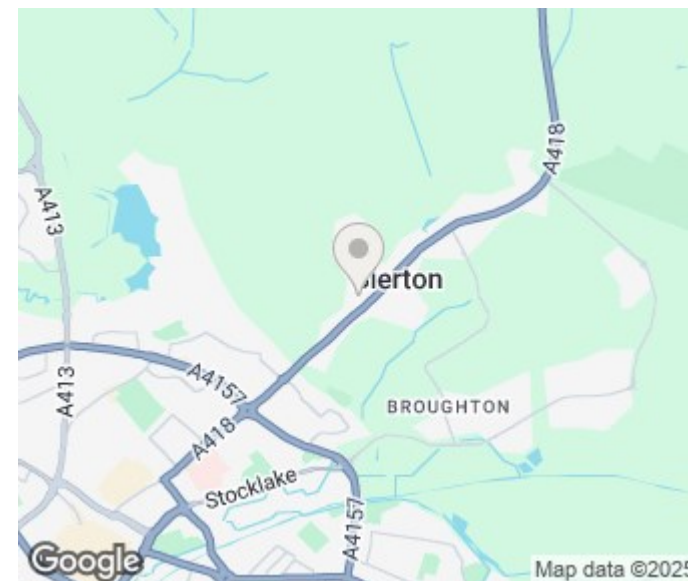
Approximate total area⁸
1227.38 ft²
114.03 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

