



50 North End Road

Quinton | Aylesbury | Buckinghamshire | HP22 4BE



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Williams Properties would like to welcome to the market this superb three bedroom semi-detached house in the sought after village of Quainton, Aylesbury. The property is spacious throughout and comprises an entrance hall, lounge, open plan living/kitchen area, downstairs wc and utility to the ground floor, two bedrooms and a shower room to the first floor and master bedroom and en suite to the third floor. Outside offers front & rear gardens. Viewing is highly recommended on this wonderful family home.

£475,000

- Semi - Detached
- Three Bedroom House
- Front & Rear Gardens
- Sought After Location
- En Suite To Master
- Waddesdon School Catchment
- Great Condition Throughout
- Viewing Highly Recommended

Quainton

Quainton is a pretty North Buckinghamshire village with two public houses, a general store/Post Office, a butcher 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 C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with stairs rising to the first floor and doors to living room and kitchen/living area.



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.



Living Room

Living room consists of a feature fireplace, window to the front aspect, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a sofa set and other furniture.

Kitchen / Living Area

Kitchen consists of a range of wall and base mounted units with worktops, inset one and half sink bowl unit, inset electric hob, integrated double oven, space for fridge/freezer and dishwasher. Space for a dining table set and door to the wc and utility. Living area consists of a feature log burner, sky lights, door leading out to the rear garden, recess spotlights to ceiling and space for a sofa set and a range of other furniture.

WC

WC comprises a hand wash basin, low level wc and a frosted window to the rear aspect.

Utility Room

Utility consists of base mounted units with worktop, inset sink bowl unit with mixer tap and window over, space and plumbing for washing machine. Wall mounted boiler.

First Floor

Doors to bedrooms two and three, shower room and leading to stairs rising to the second floor.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, built in wardrobe, wall mounted radiator and light fitting to ceiling. Space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, built in wardrobe and wall mounted radiator. Space for a double bed and other furniture.

Shower Room

Shower room comprises a low level wc, hand wash basin and a walk in shower cubicle. Half height tiling, heated towel rail and a frosted window to the rear aspect.

Second Floor

Stairs rise to the master bedroom & en suite.

Master Bedroom & En Suite

Master bedroom consists of a window to the rear aspect, sky lights to the front, carpet laid to floor, spotlights to ceiling, wall mounted radiator and door to the en suite. Space for a king size bed and other bedroom furniture. En suite comprises a low level wc, hand wash basin and enclosed shower cubicle, half height tiling and heated towel rail.

Rear Garden

Enclosed rear garden with a gravelled patio area leading to an expanse of lawn. Established trees and plants, outside light and tap with gated access to the front of the property.

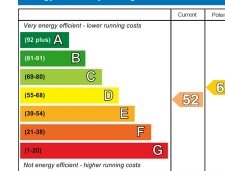
Front Garden

Laid lawn with wooden planters, enclosed by fencing. Steps lead up to the front door.

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.

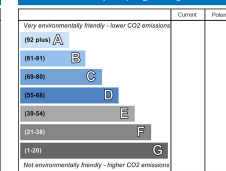
Energy Efficiency Rating



England & Wales

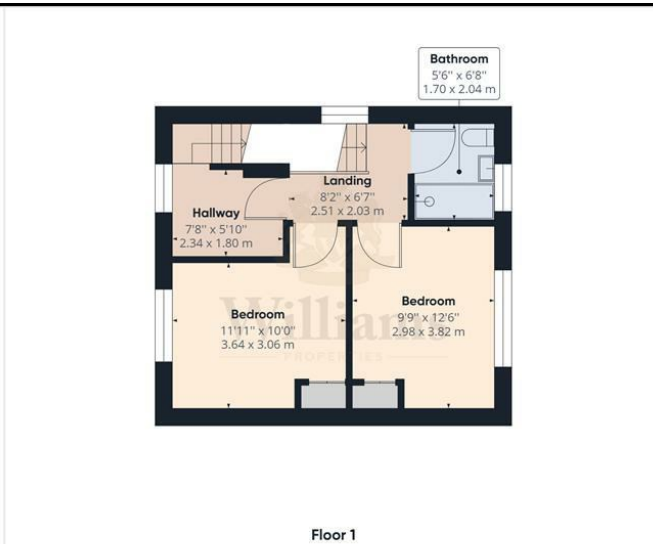
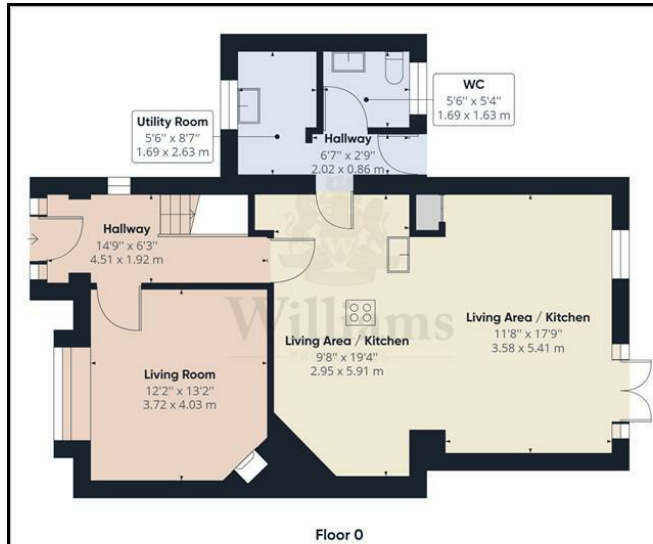

EU Directive 2002/91/EC


Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC

Approximate total area⁽¹⁾
1388.97 ft ²
129.04 m ²
Reduced headroom
58.14 ft ²
5.40 m ²
(1) Excluding balconies and terraces
 Reduced headroom (below 1.5m/4.92ft)
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



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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.