

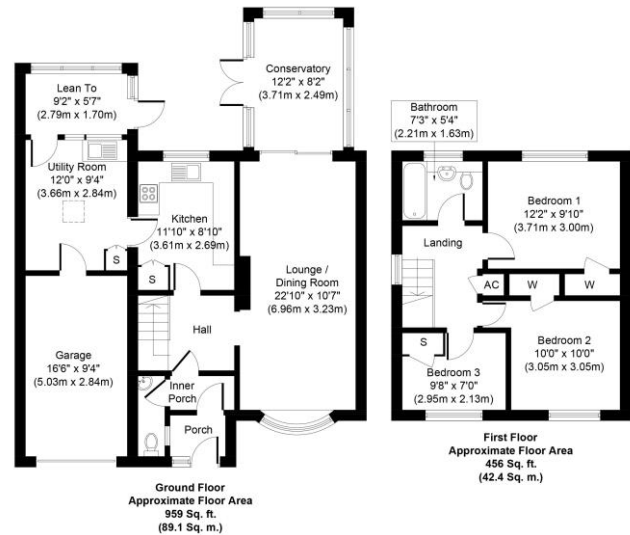
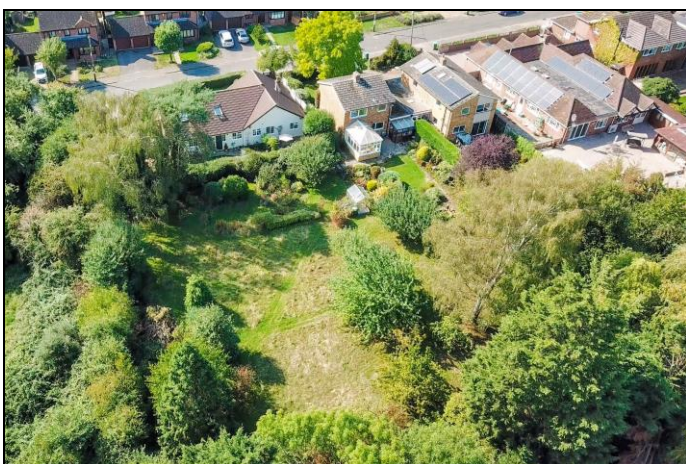
hillyards.



A unique link-detached house that is situated on a substantial plot measuring approximately 0.5 acres. The property is in the popular Buckinghamshire village of Bierton that offers an excellent local school making this an ideal family home. Accommodation consists of 22ft lounge/diner, kitchen, conservatory, utility, cloakroom, three bedrooms and bathroom as well as garage, driveway parking and large rear garden. The house is being offered to the market with no onward chain and offers potential for extension (stpp).

£550,000

Burcott Lane, Bierton, Buckinghamshire. HP22 5AU



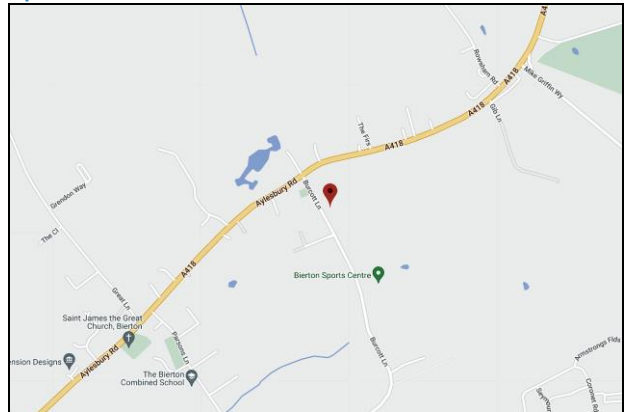
Gardens

The property sits on a substantial plot measuring approximately 0.5 acres. The mature rear garden is well-stocked with a variety of trees, shrubs and flowers.

Garage & Driveway

There is a garage located to the side of the property with power & light, courtesy door from utility room and driveway parking to the front.

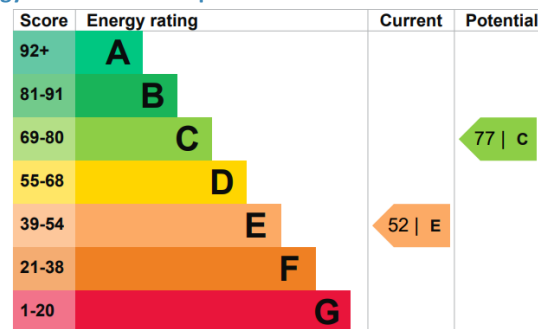
Map



Council Tax Band

F (approximately £2813.00 per annum based on 2 adults residing at the property)

Energy Performance Graph



Property Misdescription Act 1991: For clarification, we wish to inform prospective 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 should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £500.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

Property Details: Awaiting vendors approval. Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

Floor Plan: For illustrative purposes only, not to scale.