

3 Bedroom EXTENDED SEMI Quainton

50 North End Road, Quainton
BUckinghamshire HP22 4BE



OFFERS OVER
£475,000

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LOCATION

Quinton, a picturesque village in Buckinghamshire, offers a tranquil escape from urban life. Nestled amid rolling countryside, it boasts charming historic buildings, including the stunning St. Mary's Church, which dates back to the 13th century. Quinton is a haven for nature enthusiasts, with nearby walks and green spaces. The village also hosts the renowned

THIS HOME FEATURES

EXTENDED FAMILY HOME
SOUGHT AFTER VILLAGE
LOCATION

THREE BEDROOMS PLUS
DRESSING ROOM (ENSUITE
SHOWER TO MASTER)

OPEN PLAN
KITCHEN/DINING/LIVING SPACE
GENEROUS REAR ENCLOSED
GARDEN

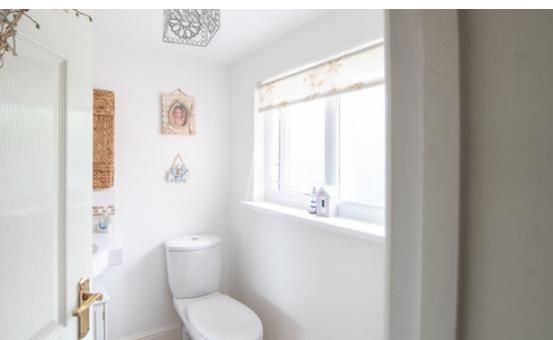
REFITTED SHOWER ROOM

Quinton Road Steam Centre, a paradise for steam train enthusiasts. With its peaceful atmosphere and strong community spirit, Quinton provides an idyllic setting for those seeking a rural lifestyle within reach of Aylesbury and Bicester.



PROPERTY SUMMARY

Nestled in the charming village of Quainton, Buckinghamshire, this extended three-bedroom semi-detached family home offers a delightful blend of modern living in a tranquil rural setting. The property has been thoughtfully enhanced with a rear extension, creating a spacious open-plan kitchen, dining, and family area that forms the heart of the home. A loft conversion adds versatility, providing extra space. The inclusion of a cloakroom and utility room enhances practicality. Quainton itself is a picturesque village, surrounded by rolling countryside, yet well-connected to nearby towns. It's an ideal location for those seeking a comfortable family lifestyle with a touch of countryside charm.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

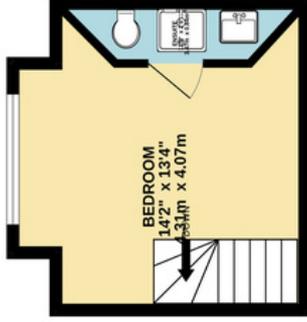
We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

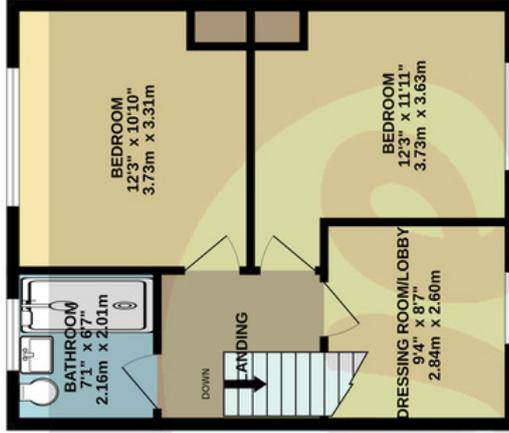


Floorplan

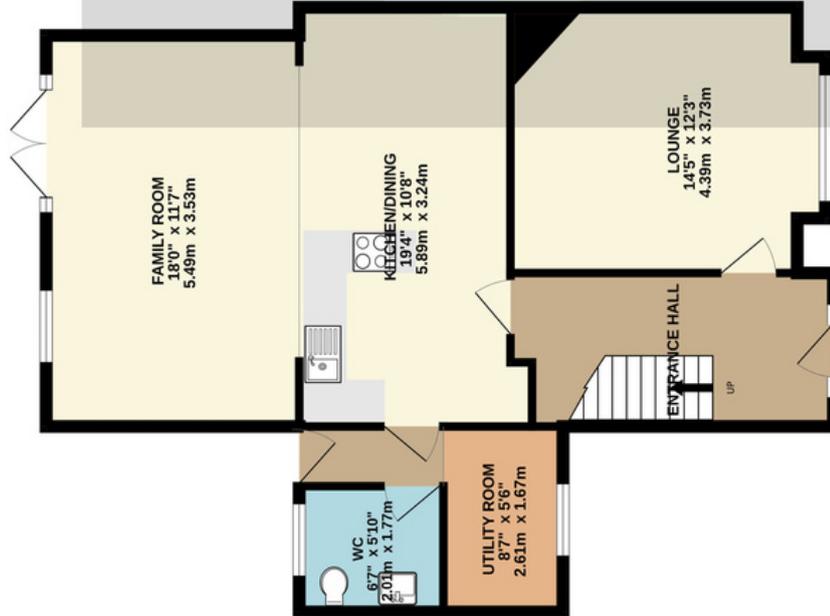
2ND FLOOR
178 sq.ft. (16.6 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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