

hillyards.



Hillyards are pleased to bring to the market this spacious family home offered in excellent condition throughout. The property is situated overlooking playing fields to the front and offers accommodation consisting of entrance hall, lounge/diner, refitted kitchen/breakfast room, three bedrooms and refitted bathroom. Other benefits include front and rear gardens, driveway parking, UPVC double glazing and gas central heating. An internal viewing comes highly recommended.

£225,000 Freehold

Meadowcroft, Aylesbury, Buckinghamshire. HP19 9LS

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Floor Plan



Ground Floor

Entrance Hall:

Enter via storm porch covered front door, window to front aspect, stairs rising from ground floor, wood effect laminate flooring, doorways to lounge/diner and kitchen/breakfast room.

Lounge/Diner:

20'7 x 10'10 (6.27m x 3.30m)
UPVC double glazed window to front aspect, radiator, electric feature fire, telephone and television points, UPVC double glazed French doors to rear aspect.

Kitchen/Breakfast Room:

16'4 (max) x 11' (max) (4.98m x 3.35m)
A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset sink and drainer unit with mixer tap, integrated electric oven and four ring hob with cooker hood over, space and plumbing for washing machine and dish washer, spaces for 2 further domestic appliances, access to under stair storage cupboard, radiator, UPVC double glazed window to rear aspect, UPVC double glazed door to rear garden.

First Floor

Landing:

Stairs rising from ground floor, access to loft via ceiling inset hatch, doors to all first floor accommodation.

Bedroom 1:

12'7 x 11'2 (3.84m x 3.40m)
UPVC double glazed window to front aspect overlooking playing fields, radiator.

Bedroom 2:

13'3 (max) x 9'1 (max) (4.04m x 2.77m)
UPVC double glazed window to rear aspect, radiator.

Bedroom 3:

9'11 x 6'8 (3.02m x 2.03m)
UPVC double glazed window to front aspect overlooking playing fields, radiator.

Bathroom:

A three piece refitted white suite consisting of oversize panel bath with independent shower over and glass screen, low-level w/c and wash hand basin with mixer tap, fully tiled walls, heated towel rail UPVC double glazed window to rear aspect.

Exterior

Front Garden:

Laid partly to lawn and partly to hard standing for driveway parking.

Rear Garden:

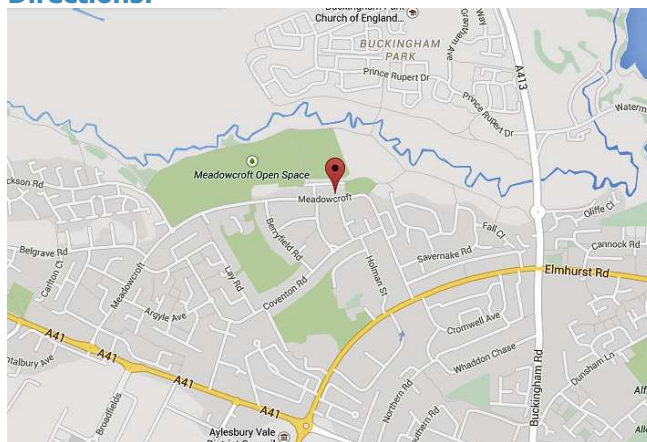
Offering a good degree of privacy and a sunny aspect, fully enclosed by wood panel fencing, laid mainly to lawn.

Parking:

There is a driveway located to the front of the property for one vehicle.

Property Info

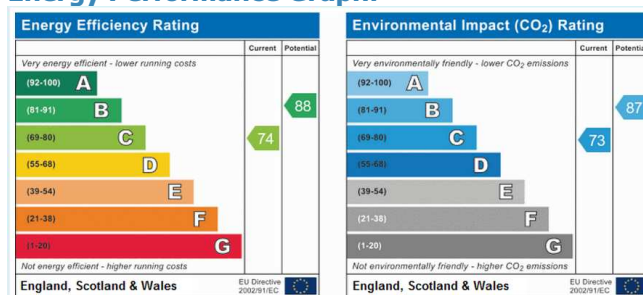
Directions:



Council Tax Band:

C (approximately £1281.61 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 £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

Floorplan For Illustrative Purposes Only: Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact HILLYARDS to arrange a full survey.