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Hillyards Estate Agents are pleased to offer this very well presented three bedroom family home that's located on the south side of Aylesbury and fronting on to a green. The property has been renovated throughout to a very high standard and we would recommend an internal viewing. Accommodation consists of entrance hall, lounge, refitted kitchen/diner, guest cloakroom, utility, three bedrooms & refitted bathroom. The property also benefits from front & large rear garden, workshop/out building, driveway parking, UPVC double glazing and gas central heating.

£280,000 Freehold

Beech Green, Aylesbury, Buckinghamshire. HP21 8JG

Ground Floor

Entrance Hall:

Enter via UPVC front door, stairs rising to first floor, radiator, wood flooring, door to lounge, opening to kitchen/diner.

Lounge:

15'1 x 11'8 (4.60m x 3.56m)



Two UPVC double glazed windows to front aspect, radiator, wood flooring, telephone and television points, double doors to kitchen/diner.

Kitchen/Diner:

17'5 x 7'11 (5.31m x 2.41m)

A range of refitted wall and base level units with high gloss square edge top work surfaces and splashbacks, inset sink and drainer unit with mixer, space for range cooker with hood over, built-in dish washer, space for fridge/freezer, ceiling inset down lighting, opening to utility room.

Utility Room:

Space and plumbing for washing machine and tumble dryer, UPVC double glazed window to side aspect, ceiling inset down lighting, door to cloakroom.

Guest Cloakroom:

A two piece white suite consisting of low-level w/c and wash hand basin with mixer tap, heated towel rail, ceiling inset down lighting.

First Floor

Landing:

Stairs rising from ground floor, UPVC double glazed window to side aspect, access to loft via ceiling inset hatch with drop down ladder, doors to all first floor accommodation.

Bedroom 1:

11'11 x 11'10 (3.63m x 3.61m)

Two UPVC double glazed window to front aspect, radiator, built-in wardrobe providing a range of hanging and shelved storage space.

Bedroom 2:

12'6 x 8'1 (3.81m x 2.46m)

UPVC double glazed window to rear aspect, radiator, airing cupboard.

Bedroom 3:

8' x 7'11 (2.44m x 2.41m)

UPVC double glazed window to rear aspect, radiator.

Bathroom:

A four piece refitted white suite consisting of panel bath with centre mounted mixer tap, separate shower cubicle, low-level w/c and pedestal wash hand basin with mixer tap, tiling to water sensitive areas, heated towel rail, tiled flooring, ceiling inset down lighting, UPVC double glazed window to front aspect.

Exterior

Front Garden:

Partly enclosed and laid to gravel for driveway parking.

Rear Garden:

Approx 80ft in length, a landscaped garden initially laid to flagstone patio with artificial lawned area and pathway leading to rear gravelled and decked area. Access to workshop and outhouse.

Outhouse:

19'9 x 12'4 (6.02m x 3.76m)



Wooden construction with UPVC double glazed windows to triple aspect and power & light.

Workshop:

9'11 x 7'1 (3.02m x 2.16m)

Wooden construction with UPVC double glazed window to front, power & light.

Parking:

There is a driveway to the front for 2-3 vehicles.

Property Info

Council Tax Band:

B (approximately £1183.00 per annum based on 2 adults residing at the property)

Energy Performance Graph:

Awaiting File.

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.