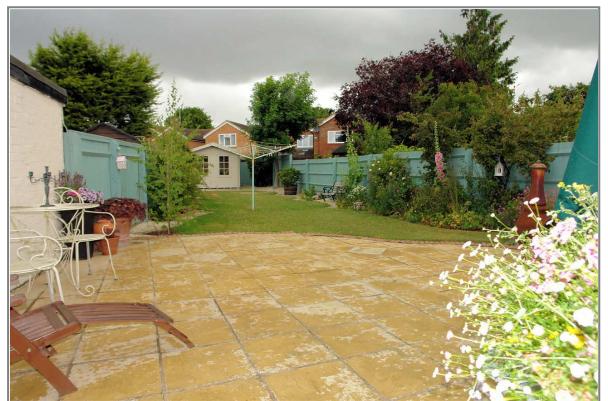


AWAITING  
VENDORS  
APPROVAL

hillyards.



Hillyards are pleased to bring to the market this extended and very well presented family home situated on the popular Bedgrove area of Aylesbury. The property is located within excellent school catchment and being offered with no onward chain. Accommodation consists of entrance hall, lounge, 20ft kitchen/diner, utility room, bathroom and three bedrooms as well as garage & driveway parking, front & large rear garden, UPVC double glazing and gas central heating. A viewing is highly recommended.

**£314,950 Freehold**

New Meadow, Aylesbury, Buckinghamshire. HP21 7AN

# New Meadow, Aylesbury, Buckinghamshire. HP21 7AN

## Ground Floor

### Entrance Hall:

Enter via UPVC double glazed front door, radiator, stairs rising to first floor, wood flooring, built-in storage cupboard, doors to lounge, kitchen/diner and bathroom.

### Lounge:

17'6 x 16' (5.33m x 4.88m)



Two UPVC double glazed windows to front aspect, wood flooring, built-in under stair storage cupboard.

### Kitchen/Diner:

20'4 x 8'10 (6.20m x 2.69m)

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 double electric oven and four ring gas hob with cooker hood over, built-in fridge/freezer, ceiling inset down lighting, radiator, UPVC double glazed French doors to rear garden, door to utility room.

### Utility Room:

8'1 x 7'1 (2.46m x 2.16m)

A range of wall and base level units with roll top work surfaces, space and plumbing for washing machine and dish washer plus one further domestic appliance, wall mounted central heating boiler, UPVC double glazed window to rear aspect, door to garage.

### Bathroom:

A three piece white suite consisting of panel bath with independent shower over, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, heated towel rail, extractor fan, 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, airing cupboard, doors to all first floor accommodation.

### Bedroom 1:

12'5 x 9'9 (3.78m x 2.97m)

UPVC double glazed window to rear aspect, radiator, wood flooring.

### Bedroom 2:

11'7 x 10'8 (3.53m x 3.25m)

UPVC double glazed window to front aspect, radiator, wood flooring.

### Bedroom 3:

9'4 x 7'5 (2.84m x 2.26m)

UPVC double glazed window to rear aspect, radiator, wood flooring.

## Exterior

### Front Garden:

There is an open plan area to the front well stocked with flowers and shrubs.

### Rear Garden:

A large rear garden offering a good degree of privacy and with a sunny aspect, laid initially to patio leading to lawn area with well stocked flowerbeds, freestanding wooden summer house at the rear, courtesy door to rear of garage.

### Garage:

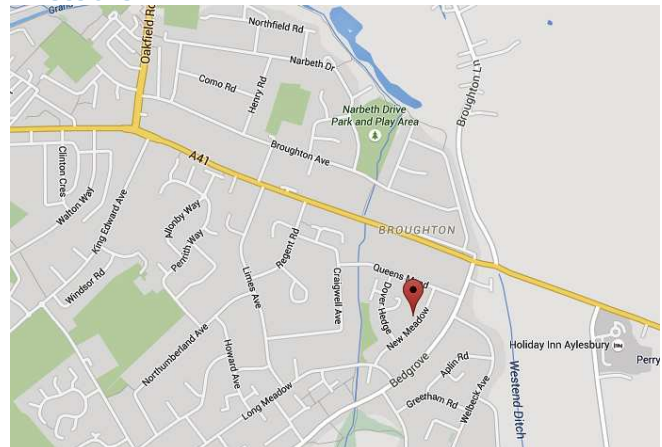
There is a single garage located to the side of the property accessed via up & over door with power & light plus additional doors to utility and rear garden.

### Driveway Parking:

There is a driveway located to the front/side of the property allowing off road parking for two vehicles.

## Property Info

### Directions:



### Council Tax Band:

C (approximately £1521.00 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.

**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.

**Estate agency act of 1978:** We are obliged to let you know that the seller of this property is a relative of a member of staff of Hillyards Estate Agents.

5 Villiers Buildings, Buckingham Street, Aylesbury, Bucks. HP20 2LE

T: 01296 429999

F: 01296 429997

E: [info@hillyardsestateagents.co.uk](mailto:info@hillyardsestateagents.co.uk)

[www.hillyardsestateagents.co.uk](http://www.hillyardsestateagents.co.uk)