

AWAITING
VENDORS
APPROVAL

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Hillyards Estate Agents are pleased to offer this three bedroom family home situated on the Southside of Aylesbury. The property is in very good order throughout and accommodation consists of entrance hall, lounge, kitchen/diner, three bedrooms and bathroom as well as garage with driveway parking, front & rear gardens, UPVC double glazing and gas central heating. A viewing comes highly recommended.

£239,950 Freehold

Westfield, Aylesbury, Buckinghamshire. HP21 9JF

Ground Floor

Entrance Hall:

Coving to ceiling, radiator, doors to cloakroom and lounge.

Guest Cloakroom:

UPVC double glazed window to front, low level WC, hand basin, ceramic tiling to splash sensitive areas, radiator and coving to ceiling.

Lounge:

13'4 max x 13'3 max (4.06m x 4.04m)
UPVC double glazed window to front aspect, television and telephone points, stairs to first floor, radiator, archway to:-

Dining Room:

9'9 x 8'8 (2.97m x 2.64m)
UPVC double glazed patio doors leading to rear garden, radiator, coving to ceiling, archway to:-

Kitchen:

9'8 x 7'10 (2.95m x 2.39m)
UPVC double glazed window to rear aspect, a range of base and eye level units with roll top work surfaces, single bowl sink unit, space for cooker with extractor over, space for washing machine and fridge, under stairs storage cupboard, wall mounted boiler.

First Floor

Landing:

UPVC double glazed window to side aspect, airing cupboard, coving to ceiling, loft hatch (loft ladder and lighting).

Bedroom 1:

10'5 x 9'8 (3.18m x 2.95m)
UPVC double glazed window to rear aspect, built in cupboard, radiator, coving to ceiling.

Bedroom 2:

10'10 x 8'6 (3.30m x 2.59m)
UPVC double glazed window to front aspect, radiator, coving to ceiling.

Bedroom 3:

7'10 x 7'8 (2.39m x 2.34m)
UPVC double glazed window to front aspect, radiator, coving to ceiling.

Bathroom:

UPVC double glazed window to rear aspect, panelled bath with mixer tap and shower attachment, low level WC, hand basin, tiled walls and radiator.

Exterior

Front Garden:

Gravelled, enclosed by hedging.

Rear Garden:

Laid to lawn, patio area, door giving access to garage, enclosed by wooden panelled fencing.

Parking:

Driveway parking for two cars leading to:-

Garage:

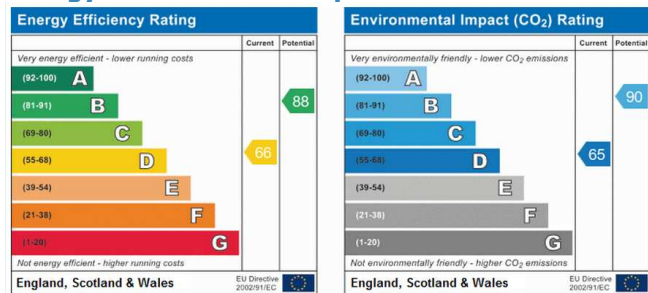
Single garage with up and over door, power and lighting, storage in eaves, door leading to rear garden.

Property Info

Council Tax Band:

C (approximately £1422.22 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.