

AWAITING  
VENDORS  
APPROVAL

hillyards.



Hillyards Estate Agents are pleased to offer this immaculate three bedroom house situated on a modern development on the Southside of Aylesbury. The property makes an ideal family home due to its excellent school catchment and accommodation that consists of entrance hall, cloakroom, lounge, dining room, kitchen, recently constructed conservatory, three bedrooms with en-suite to master and family bathroom. Other benefits include garage and driveway parking, front & rear gardens, UPVC double glazing and gas central heating.

**£295,000 Freehold**

Foskett Way, Aylesbury, Buckinghamshire. HP21 9AY

**Ground Floor**

**Entrance Hall:**

Enter via UPVC double glazed front door, radiator, stairs rising to first floor, doors to lounge, dining room and kitchen.

**Guest Cloakroom:**

A two piece white suite consisting of low-level w/c and wash hand basin, tiling to water sensitive areas, radiator, UPVC double glazed window.

**Lounge:**

17'9 x 8'5 (5.41m x 2.57m)  
UPVC double glazed window, radiator, telephone and television points, ceiling inset down lighting, UPVC double glazed French doors to Conservatory.

**Dining Room:**

8'1 x 8' (2.46m x 2.44m)  
UPVC double glazed window, radiator.

**Kitchen:**

11'6 x 8'1 (3.51m x 2.46m)



A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset 1½ bowl 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, space for upright fridge/freezer, wall mounted central heating boiler, tiled flooring, access to under stair storage cupboard, UPVC double glazed window, door to conservatory.

**Conservatory:**

14'2 x 9'3 (4.32m x 2.82m)  
UPVC and brick base construction with double glazed windows to triple aspect, wood flooring, wall mounted lights, air conditioning unit.

**First Floor**

**Landing:**

Stairs rising from ground floor, UPVC double glazed window, access to loft via ceiling inset hatch, access to airing cupboard, doors to all first floor accommodation.

**Bedroom 1:**

13'3 x 9'8 (4.04m x 2.95m)  
UPVC double glazed window, radiator, built-in wardrobe providing a range of hanging and shelved storage space, telephone and television points, door to en-suite.

**En-suite:**

A three piece white suite consisting of shower cubicle, low-level w/c and wash hand basin, tiling to water sensitive areas, shaver point, extractor fan, radiator.

**Bedroom 2:**

9'8 x 9'2 (2.95m x 2.79m)  
UPVC double glazed window, radiator, television point.

**Bedroom 3:**

7'9 x 5'10 (2.36m x 1.78m)  
UPVC double glazed window, radiator.

**Bathroom:**

A three piece white suite consisting of panel bath with mixer tap and shower attachment, low-level w/c and wash hand basin, tiling to water sensitive areas, extractor fan, radiator, UPVC double glazed window.

**Exterior**

**Front Garden:**

Laid mainly to lawn and enclosed by metal fence with pathway leading to front door.

**Rear Garden:**

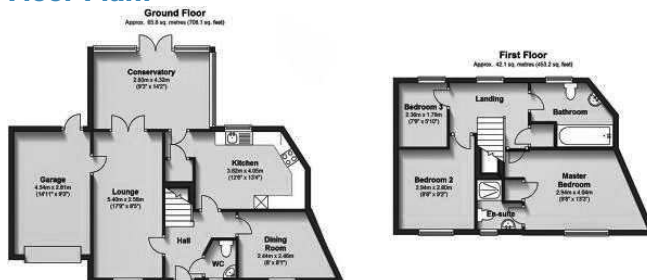
Fully enclosed by wood fencing with initial decked area and step down to lawn with wooden storage shed and courtesy door to rear of garage.

**Garage/Parking:**

There is a single pitched roof garage located to the side of the property with driveway parking in front for one vehicle.

**Property Info**

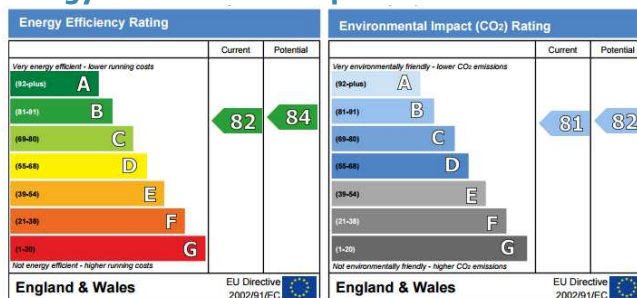
**Floor Plan:**



**Council Tax Band:**

**D** (approximately £1521.05 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.