

hillyards.



Hillyards are pleased to offer this impressive semi detached family home that has undergone a double storey extension and now offers three double bedrooms, three reception rooms, 90ft rear garden and two bathrooms. The property is located on the south side of Aylesbury and is situated within easy reach of the main-line railway station & town centre. Accommodation includes entrance hall, lounge, dining room, family room, kitchen, three double bedrooms with en-suite bathroom and refitted family shower room as well as a large rear garden and driveway parking. A viewing comes highly recommended.

£299,950 Freehold

Old Stoke Road, Aylesbury, Buckinghamshire. HP21 8DG

Old Stoke Road, Aylesbury, Buckinghamshire. HP21 8DG

Ground Floor

Entrance Hall:

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

Lounge:

12'3 x 11'1 (3.73m x 3.38m)

UPVC double glazed bay window to front aspect, radiator, feature open fireplace with wooden mantle, exposed brick surround and quarry tiled hearth, shelved cupboards built in to alcoves.

Dining Room:

11'7 x 10'7 (max) (3.53m x 3.23m)

UPVC double glazed window to rear aspect, radiator, feature open fireplace with wooden mantle and exposed brick surround, wood effect laminate flooring, television point, archway to study/family room.

Study/Family Room:

7'7 x 7'3 (2.31m x 2.21m)

UPVC double glazed window to rear aspect, radiator, wood effect laminate flooring, UPVC double glazed patio doors to rear garden.

Kitchen:

16'4 x 7'9 (4.98m x 2.36m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset 1½ bowl sink and drainer unit, double electric oven and gas hob with hood over, space and plumbing for washing machine and dish washer, space for upright fridge/freezer, radiator, access to pantry/under stairs storage cupboard with UPVC double glazed opaque window to side aspect, UPVC double glazed door to rear garden.

First Floor

Landing:

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

Bedroom 1:

11'1 x 10'8 (3.38m x 3.25m)

UPVC double glazed window to front aspect, radiator, built-in full-length wardrobes with a range of hanging and shelved storage space, door to en-suite bathroom.

En-suite Bathroom:

A three piece suite consisting of panel bath mixer tap and shower attachment, low-level w/c and pedestal hand wash basin, tiling to water sensitive areas, shaver point, ceiling inset down lights, radiator, cupboard housing central heating boiler, UPVC double glazed opaque window to front aspect.

Bedroom 2:

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

UPVC double glazed window to rear aspect, ceiling inset 'Velux' style window, radiator, wood effect laminate flooring

Bedroom 3:

15'8 x 7'6 (4.78m x 2.29m)

UPVC double glazed window to rear aspect, radiator.

Shower Room:

A three piece refitted suite consisting of corner mounted shower cubicle, low-level w/c and pedestal hand wash basin, tiling to water sensitive areas, radiator with heated towel rail, tiled flooring, UPVC double glazed windows to side aspect.

Exterior

Front:

Open plan and laid to gravel for driveway parking.

Rear Garden:

Approx - 92'0 x 27'0

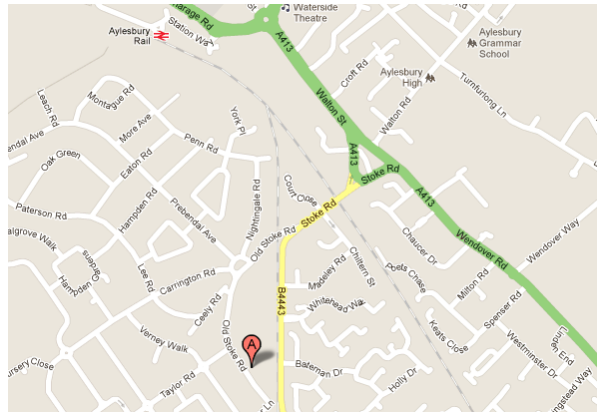
A larger than average rear garden offering a good degree of privacy, laid mainly to lawn with flowerbed border and initial patio area, two brick-built storage sheds/workshops one with power & light.

Driveway Parking:

A gravelled driveway to the front of the property for three cars plus gated access to side driveway with carport.

Property Info

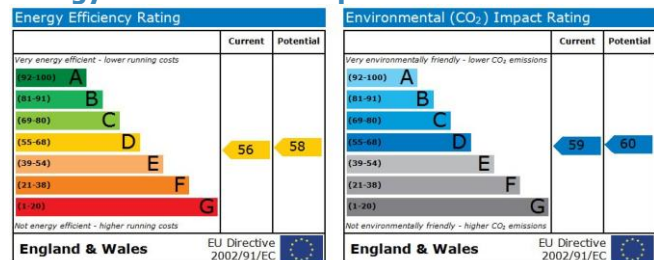
Directions:



Council Tax Band:

B (approximately £1183.03 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.