hillyards.







Hillyards are pleased to offer to the market this four double bedroom family home located on a popular modern development on the Southside of Aylesbury. The property consists of entrance hall, kitchen/diner, lounge and guest cloakroom, the first floor accommodation comprises two bedrooms and main family bathroom and second floor offers master bedroom with en-suite and bedroom. The property benefits additionally from having an enclosed rear garden, garage with driveway parking, UPVC double glazing & gas central heating. A viewing is highly recommended.

£329,950 Freehold

Foskett Way, Aylesbury, Buckinghamshire. HP21 9AB

Ground Floor

Entrance Hall:

Enter via UPVC double glazed front door, stairs rising to first floor with recess under, radiator, wood floor, doors to lounge, kitchen/diner and cloakroom.

Guest Cloakroom:

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

Kitchen/Diner:

18'8 x 8'8 (5.69m x 2.64m)

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 gas hob with cooker hood over, built-in fridge/freezer, space and plumbing for washing machine and dish washer, ceiling inset down lighting, radiator, UPVC double glazed window to front and side aspect.

Lounge:

15'6 x 11'5 (4.72m x 3.48m)

UPVC double glazed window to rear aspect, radiator, telephone and television points, UPVC double glazed French doors to rear garden.

First Floor

Landing:

Stairs rising from ground floor and to second floor, radiator, airing cupboard, doors to all first floor accommodation.

Bedroom 2:

15'6 x 8'10 (4.72m x 2.69m)

Two UPVC double glazed windows to rear aspect, radiator, television point.

Bedroom 3:

15'6 x 9' (4.72m x 2.74m)

Two UPVC double glazed windows to front aspect, radiator, telephone point.

Bathroom:

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

Second Floor

Landing:

Stairs rising from first floor, radiator, doors to all second floor accommodation.

Bedroom 1:

13'3 x 12'7 (4.04m x 3.84m)

Two UPVC double glazed windows to front aspect, radiator, built-in wardrobe providing a range of hanging and shelved storage space plus additional storage cupboard, door to en-suite.

En-suite Bathroom:

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

Bedroom 4:

15'6 x 8'10 (4.72m x 2.69m)

Two UPVC double glazed window to rear aspect, radiator, access to loft via ceiling inset hatch.





Exterior

Front Garden:

A small open plan area with access to front door.

Rear Garden:

Fully enclosed and offering a high degree of privacy laid mainly to lawn with initial patio area and pathway leading to gated rear access.

Garage & Driveway Parking:

There is a single garage located to the rear of the property with power & light and driveway parking in front for two vehicles.

Property Info

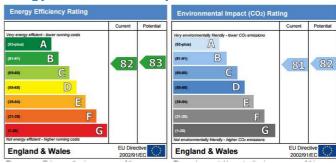
Directions:



Council Tax Band:

E (approximately £1859.07 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.





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