

AWAITING
VENDORS
APPROVAL

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Hillyards are pleased to offer to the market this stunning four bedroom family home set on this sought after development ideally situated for good schooling and other popular amenities. The property has generous well proportioned accommodation consisting of entrance hall, cloakroom, lounge, study, kitchen/diner, utility, four bedrooms with en-suite to master and family bathroom. Other benefits include landscaped front & rear gardens, garage with driveway parking, UPVC double glazing and gas central heating.

£340,000 Freehold

Emmett Drive, Aylesbury, Buckinghamshire. HP21 9AP

Ground Floor

Entrance Hall:

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

Guest Cloakroom:

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

Lounge:

19'9 (into bay) x 10'7 (6.02m x 3.23m)

UPVC double glazed bay window to front aspect, two radiators, telephone and television points, UPVC double glazed French doors to rear garden.

Study:

9'1 x 8'4 (2.77m x 2.54m)

UPVC double glazed window to front aspect, radiator, telephone point.

Kitchen/Diner:

17'9 x 15'10 (5.41m x 4.83m) (max measurements)

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 double electric oven and four ring induction hob with cooker hood over, built-in fridge/freezer, ceiling inset down lighting, two radiators, UPVC double glazed window to front aspect, UPVC double glazed French doors to rear garden, door to utility.

Utility Room:

5'10 x 5' (1.78m x 1.52m)

Base level unit with roll top work surfaces and tiled splashbacks, inset sink and drainer unit with mixer tap, space and plumbing for washing machine and one further domestic appliance, wall mounted central heating boiler, radiator, UPVC double glazed window to side aspect.

First Floor

Landing:

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

Bedroom 1:

14'11 x 10'6 (4.55m x 3.20m)

UPVC double glazed window to rear aspect, 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 pedestal wash hand basin with mixer tap, tiling to water sensitive areas, heated towel rail, shaver point, extractor fan, UPVC double glazed window to front aspect.

Bedroom 2:

13'10 x 8'9 (4.22m x 2.67m)

UPVC double glazed window to rear aspect, radiator, television point.

Bedroom 3:

8'8 x 7'6 (2.64m x 2.29m)

UPVC double glazed window to front aspect, radiator, television point.

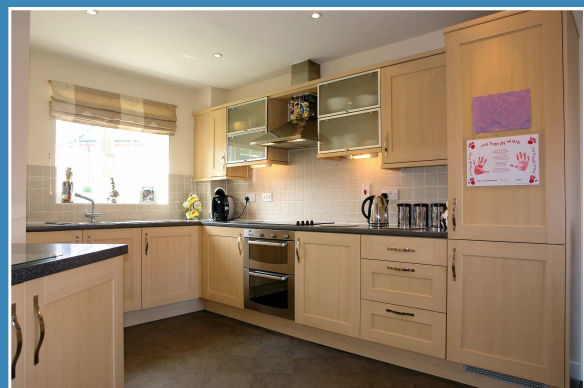
Bedroom 4:

11'3 x 8'8 (3.43m x 2.64m) (max measurements)

UPVC double glazed window to rear aspect, radiator, television point.

Bathroom:

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



Exterior

Front Garden:

Landscaped and enclosed by fence and low level hedge, laid mainly to lawn with pathway leading to front door.

Rear Garden:

Laid initially to paving with decked area and step down to lawn, landscaped and fully enclosed by wood fencing, freestanding shed, courtesy door to garage.

Garage:

There is a single pitched roof garage located to the side of the property access via metal up and over door with power & light, eaves storage and door to rear garden.

Parking:

There is driveway parking to the front of the garage for one vehicle.

Property Info

Directions:



Council Tax Band:

D (approximately £1521.05 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.



