

hillyards.



Hillyards Estate Agents are pleased to bring to the market this extended family home situated on the popular Stoke Grange area of Aylesbury. The property is situated in the catchment area of William Harding School and is also being offered with no upper chain. Accommodation consists of Entrance hall, lounge, kitchen, conservatory, family room/study, cloakroom and utility to the ground floor and five bedrooms with en-suite shower to the master and bathroom on the first floor. Other benefits include drive way parking and enclosed rear garden.

Offers in excess of £325,000

Dalesford Road, Aylesbury, Buckinghamshire. HP21 9XD

Ground Floor

Entrance Porch:

Enter via UPVC double glazed front door, two UPVC double glazed windows, door to hallway.

Hallway:

Stairs rising to first floor, wood flooring, door to lounge.

Lounge:

15'1 x 11'10 (4.60m x 3.61m)

UPVC double glazed window to front aspect, wood flooring, telephone and television points, door to kitchen.

Kitchen:

15'1 x 10'5 (4.60m x 3.18m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset sink and drainer units with mixer tap, space for range cooker with hood over, space for fridge/freezer, tiled flooring, under stair storage cupboard, UPVC double glazed window, door to inner hallway, UPVC double glazed patio doors to conservatory.

Conservatory:

23'11 x 10'2 (7.29m x 3.10m)

A wooden structure with windows to tripe aspect, wood flooring, under floor heating, two doors to rear garden.

Inner Hallway:

Tiled flooring, doors to family room/study, utility and cloakroom.

Family Room/Study:

18'2 x 8'5 (5.54m x 2.57m)

UPVC double glazed window, under floor heating, wood flooring.

Utility Room:

8'5 x 7'3 (2.57m x 2.21m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, space and plumbing for washing machine and dish washer plus one further domestic appliance, wall mounted central heating boiler, tiled flooring, UPVC double glazed window, door to conservatory.

Guest Cloakroom:

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

First Floor

Landing:

Stairs rising from ground floor, access to loft via ceiling inset hatch, airing cupboard, wood flooring, doors to all first floor accommodation.

Bedroom 1:

13'1 x 8'4 (3.99m x 2.54m)

UPVC double glazed window, radiator, wood flooring, opening to en-suite.

En-suite:

A two piece suite consisting of shower cubicle and wash hand basin with mixer tap, tiling to water sensitive areas, wood flooring, UPVC double glazed window.

Bedroom 2:

13'5 x 8'5 (4.09m x 2.57m)

UPVC double glazed window, wood flooring.

Bedroom 3:

10'11 x 8'8 (3.33m x 2.64m)

UPVC double glazed window, wood flooring.

Bedroom 4:

10' x 8'4 (3.05m x 2.54m)

UPVC double glazed window, radiator, wood flooring.

Bedroom 5:

9'9 (max) x 6'6 (2.97m x 1.98m)

UPVC double glazed window, radiator, wood flooring, built-in storage space.

Bathroom:

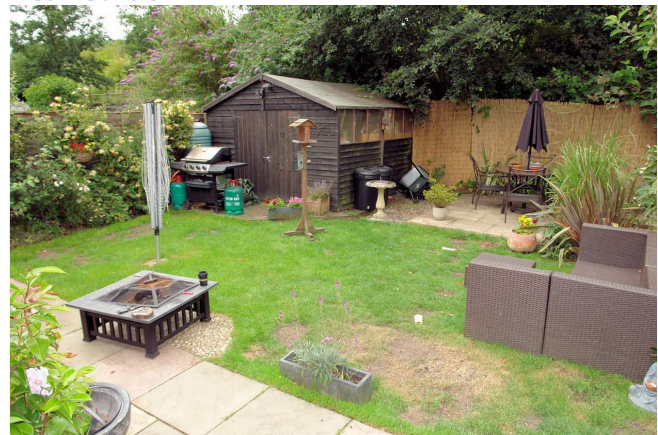
A three piece white suite consisting of panel bath with mixer tap and shower attachment plus independent shower over and glass screen, low-level w/c and wash hand basin with mixer tap, tiling to water sensitive areas, shaver point, under floor heating, UPVC double glazed window.

Exterior

Front Garden:

Laid to block paving for driveway parking.

Rear Garden:



Offering a high degree of privacy, laid mainly to lawn with initial patio area, fully enclosed by fencing, wooden shed, shrub and flowerbed border.

Parking:

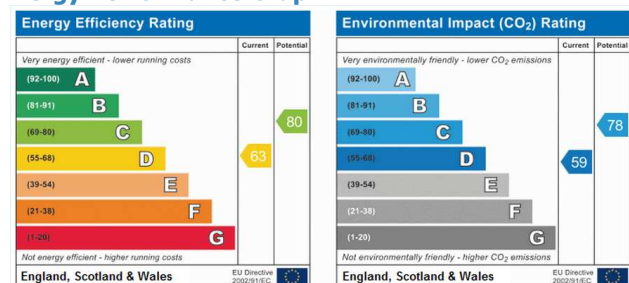
There is driveway parking located to the front of the property for several vehicles.

Property Info

Council Tax Band:

D (approximately £1521.00 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.