



Rowland Way

| Aylesbury | Buckinghamshire | HP19 7SN



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Williams Properties are pleased to welcome this immaculate three bedroom semi detached property on the popular development of Hartwell, Aylesbury. The property has been finished to a high standard throughout and boasts an entrance hall, good size lounge, high specification kitchen, light and airy family/dining room, utility, downstairs cloakroom, study, two double bedrooms with a further single room, modern shower room, driveway for off road parking, garage and an enclosed rear garden. Viewing comes highly recommended on this fantastic family home.

Offers in excess of £375,000

Hartwell

Hartwell is a development on the West side of the town centre. The location is far enough out of town to avoid the hustle and bustle but close enough to walk to all of the centre's facilities including the college, rail links, shopping and leisure facilities. The position of the development lends itself well to vehicle access towards Thame/Oxford and linking up with the A41 towards Bicester. Primary Schools Bearbrook & Secondary Schools Quarrendon & Aylesbury Grammar Schools

Local Authority

Aylesbury Vale District Council

Council Tax

Band C

Services

All main services available

Entrance

Enter the property via a composite front door leading in to the entrance hall with doors leading off to the lounge, WC and kitchen. Stairs rise to the first floor.

Lounge

The lounge comprises of Oak flooring, light fitting to the ceiling, feature brick slip wall, television aerial point, UPVC window to the front aspect and space for a two piece suite and other furniture.





- Semi Detached
- Immaculate Throughout
- Close to Amenities & Schools
- Garage & Driveway
- Three Bedrooms
- Large Modern Kitchen
- Enclosed Rear Garden
- Viewing Highly Recommended

Kitchen

The kitchen is modern and comprises of Oak flooring, a range of base and wall mounted units, laminate work surfaces, glass splash backs, integrated five ring gas hob with extractor fan overhead, one and a half bowl sink with mixer tap, integrated oven, LED under unit spot lights, spot lights to the ceiling and space for a fridge freezer.

Family/Dining Room

The family/dining room comprises of Oak flooring, spot lights to ceiling, breakfast bar with two stalls, pendant light fittings, sky lights to the ceiling, space for a dining table with several chairs and bi folding doors to the rear garden letting in a great degree of natural light.

WC

Comprising of Oak flooring, low level WC, one wall mounted radiator panel, wall mounted vanity mirror and a hand wash basin with storage cupboard.

Utility

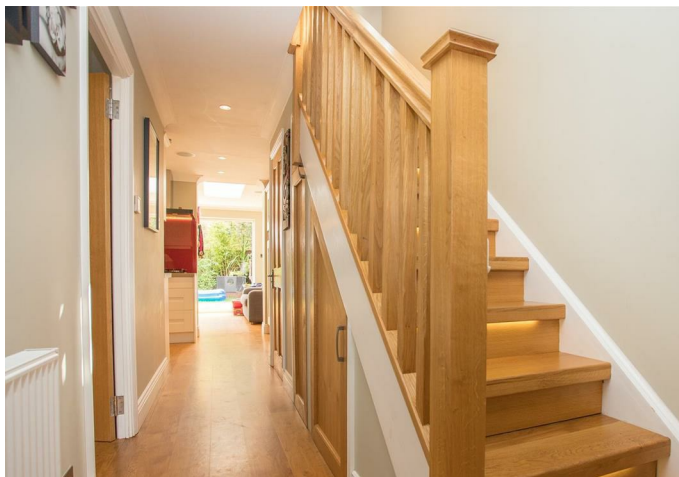
The utility comprises of Oak flooring with a range of base and wall mounted units and space for a washing machine and tumble dryer. A door leads through to the garage.

Study

The study comprises of Oak flooring, light fitting to the ceiling, UPVC window to the rear aspect and space for a desk and other furniture.

Landing

The landing comprises of Oak flooring with doors leading off to all bedrooms and the shower room.



Close to local amenities such as a One Stop local store, pharmacy and doctors surgery. Aylesbury College and Sir Henry Floyd Grammar School are both a short walk away.



Bedroom One

Bedroom one comprises of Oak floor with a light fitting to the ceiling, one wall mounted radiator panel, mirrored integrated wardrobes down one wall, UPVC window to the front aspect, spot lights to the ceiling and ample space for a double bed and other furniture.

Bedroom Two

Bedroom two is a further good size room and comprises of Oak flooring, light fitting to the ceiling, one wall mounted radiator panel, UPVC window to the rear aspect and space for a double bed and other furniture.

Bedroom Three

Bedroom three comprises of Oak flooring with a light fitting to the ceiling, one wall mounted radiator panel, UPVC window to the rear aspect and space for a double bed and other furniture.

Shower Room

The shower room comprises of tiles laid to the floor with spot lights to the ceiling, large walk in rainfall shower, hand wash basin in vanity unit, low level WC, tiles to the wall surround, wall mounted vanity mirror and a UPVC modesty window to the rear aspect.

Rear Garden

The rear garden is fully enclosed and comprises of a patio area leading from the family/dining room with laid to lawn to the remainder and ample space for a range of garden apparatus.

Garage & Driveway

There is a driveway allowing for off road parking for approx two vehicles side by side with a further garage offering secure parking for one vehicle and further storage space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

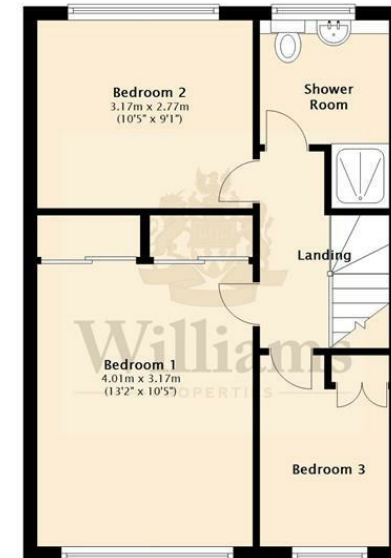
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(11-01) B			
(09-00) C			
(07-00) D			
(05-04) E			
(01-00) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.



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For clarification, we wish to inform perspective 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 are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.