



5 Redland Way

| Aylesbury | Buckinghamshire | HP21 9RJ



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Williams are pleased to welcome to the market this modernised 2 bedroom end of terraced house in the sought after area of Stoke Grange in Aylesbury. The property consists of a kitchen/diner and living room to the ground floor. Two double bedrooms and bathroom to first floor and well kept rear garden. Viewing comes highly recommended.

Guide price £270,000

- Sort After Area
- Two Bedrooms
- Enclosed Rear Garden
- End-of-Terrace
- Kitchen/Diner
- Close to Shops
- William Harding School Catchment
- Viewing Highly Recommended

Stoke Grange

Stoke Grange is a sought after South Side development with a parade of shops a school and pedestrian access to the Guttman Sports centre. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools. For those wishing to commute to the City, a main line station to London Marylebone can be found in either Stoke Mandeville or Aylesbury they have a journey time of approx. 50 & 55 minutes respectively. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

Council Tax

Band C

Local Authority

Aylesbury Vale District Council

Services

All mains services available

Entrance

Enter through the front door in entrance hall, there is a opening leading out into the living room.



The property is within walking distance of a range of Aylesbury's top primary schools, including William Harding (infant and junior), Bedgrove (infant and junior) and Turnfurlong (infant and junior). The Aylesbury High and Grammar Schools are also within walking distance. Local amenities can be found on Elm Farm and in Bedgrove, easily accessible on foot.



Living Room

Living room consists of wood effect laminate laid to floor and window to front aspect. There is a door leading to understairs storage cupboard and an opening leading to the kitchen/dining room. Stairs rising to first floor landing. There is space for a three piece suite and other living room furniture.

Kitchen/Dining Room

Modern kitchen/diner with wood effect laminate flooring, window to rear aspect, with door leading to rear garden. Space for dining table and chairs, along with other furniture. Modern fitted kitchen featuring a range of base and wall mounted units, inset sink with draining board and mixer tap, inset oven with gas hob and overhead extractor fan. Plumbing and space for washing machine.

First Floor Landing

Carpeted stairs leading up to first floor landing, there are doors for both bedrooms, bathroom and airing cupboard.

Bedroom One

Bedroom one consists of carpet laid to floor, window to rear aspect and sliding door to storage cupboard. There is space for a double bed and other bedroom furniture.

Bedroom Two

Bedroom two consists of carpet laid to floor, window to front aspect and built in wardrobe. There is space for a double bed and other bedroom furniture.

Bathroom

Bathroom suite consists of tiles laid to wall with frosted window to side aspect. Low level WC, pedestal hand wash basin, towel radiator and bath.

Rear Garden

Enclosed rear garden, with patio leading from kitchen/diner, with grass laid to remainder of garden. Fencing to both sides and rear, with wooden gate for side access. There is ample space for garden furniture.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



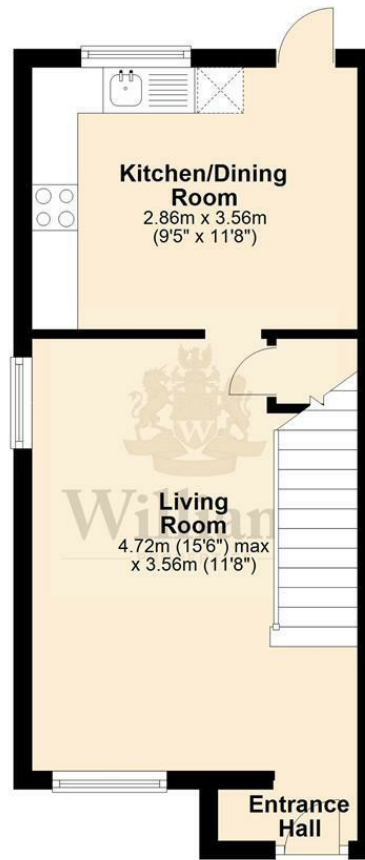
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Ground Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.5 sq. feet)



Total area: approx. 55.7 sq. metres (599.3 sq. feet)

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.