



Elmhurst Road

| Aylesbury | Buckinghamshire | HP20 2EF



Elmhurst Road

| Aylesbury | Buckinghamshire | HP20 2EF

360 VIRTUAL TOUR - - Williams Properties are pleased to present this three bedroom semi-detached house located in Elmhurst, Aylesbury. The property benefits from an open plan living/kitchen/diner, downstairs cloakroom, three bedrooms, bathroom, rear garden, large driveway and is situated within easy reach of shops, schools, bus routes and amenities. Viewing comes highly recommended.

Guide price £350,000

- Freehold
- Central Location
- Close To Amenities
- Three Bedrooms
- Semi - Detached
- Large Driveway
- Close To Schools
- Open Plan Living/Kitchen/Diner

Elmhurst

Elmhurst is a residential area on the West side of town with amenities including a shopping parade and the Dairy Maid Public House. There are good bus connections to the town centre and there is a primary and infant school. The town centre is close by and easily accessible.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Porch

Enter through the front door into the porch with space for coats/shoes and extra storage and door to the living room.

Living Room

The living room consists of carpet laid to floor, window to the front aspect, stairs rising to the first floor and door leading into the kitchen. Space for a sofa set and a range of other living room furniture. Open plan to dining room.



A well presented three bedroom semi-detached property close to amenities including an off-licence and Post Office a few minutes walk away, as well as easy access to a bus route and schools. Aylesbury Town Centre is easily accessible on foot and is a 20 minute walk away.



Kitchen

The kitchen consists of a range of wall and base mounted units with square edge work surfaces, stainless steel sink bowl unit with mixer tap and draining board. Inset induction hob, oven and extractor fan, space for washing machine, dishwasher and fridge/freezer. Recessed spotlights, tile effect flooring and door to the rear garden. Open plan to the dining room.

Dining Room

The dining room is open plan from the living room through to the kitchen and consists of carpet laid to floor, window to rear aspect, light pendants to ceiling and space for a dining table set.

Downstairs Cloakroom

The downstairs cloakroom comprises of a low level WC and a corner hand wash basin with tiled splash back.

First Floor

Carpeted first floor landing with doors to all three bedrooms and bathroom.

Bedroom One

Bedroom one consists of carpet laid to floor, light pendant to ceiling, wall mounted radiator and window to the front aspect. Space for a king/double bed and other bedroom furniture.

Bedroom Two

Bedroom two consists of carpet laid to floor, light pendant to ceiling, wall mounted radiator and window to the rear aspect. Space for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of carpet laid to floor, light pendant to ceiling, wall mounted radiator and window to the front aspect. Built in wardrobe and space for a single bed.

Bathroom

The bathroom is fully tiled and comprises of a low level WC, hand wash basin and a panelled bathtub with shower attachment. Enclosed shower cubicle with overhead shower, tiled flooring, recess spotlights and window to the rear aspect.

Garden

Fully enclosed rear garden with a patio area and grass laid to the remainder, raised beds to the front, flower beds to the rear and also benefits from a mature grape vine providing a canopy in the summer and plenty of grapes. Outbuilding and shed/bar both with power and lighting, and an external socket.

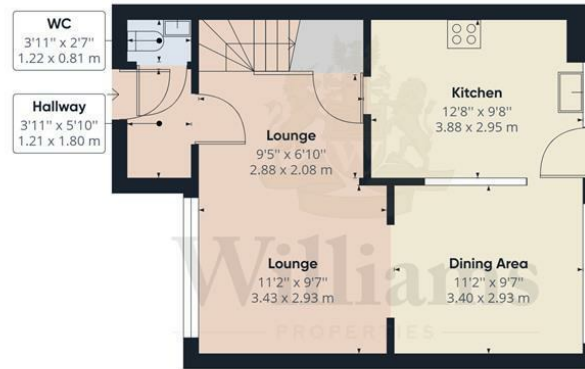
Driveway

Paved driveway offering parking for a number of vehicles with gated access to the rear garden.

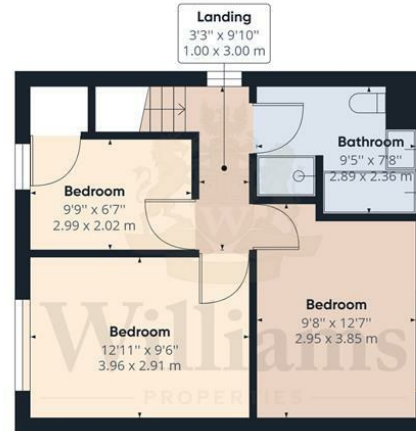
Buyer Notes

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	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92-100) A			78	(82 plus) A	
(89-91) B				(81-81) B	
(85-88) C			58	(69-80) C	
(82-84) D				(69-80) D	
(79-81) E				(59-64) E	
(75-78) F				(51-58) F	
(71-74) G				(11-50) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales	



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

894.75 ft²

83.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties

Web: www.williams.properties

Tel: 01296 435600

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.