



California

| Aylesbury | Buckinghamshire | HP21 8HH





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**\*\*NO CHAIN\*\*** Williams Properties are pleased to welcome to the market this great investment opportunity in the shape of a four bedroom semi-detached house in Aylesbury town centre. The property has been renovated and is in excellent order throughout and consists of a kitchen, dining room, living room, bathroom, and four good sized bedrooms. Outside, there is an enclosed garden and store room. We strongly suggest organising a viewing.

## Guide price £280,000

- No Chain
- Semi-Detached
- Recently Renovated
- Walking Distance to Train Station
- Great Investment Opportunity
- Four Bedroom House
- Walking Distance to Shops
- Viewing Highly Recommended

### Town Centre

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes within a couple minutes walk. The A41 gives fast access to both the M40 & M25 motorway network.

### Council Tax

Band B

### Local Authority

Aylesbury Vale District Council

### Services

All main services available

### Entrance

Enter via front door into entrance hall. There are doors leading to the living room and understairs cupboard, with an opening into the kitchen. Stairs rise to first floor landing.



The property is set on a quiet road in the Town Centre and perfectly located within walking distance of the shops and train station.



### Living Room

Living room consists of carpet laid to floor and window to front aspect. There is space for a three piece suite and other living room furniture.

### Kitchen

New kitchen consisting of a range of base and wall mounted units with roll on work top and wooden flooring. Inset oven and hob with overhead extractor fan, space and plumbing for white goods and tiling to splash sensitive areas of the walls. Window to side aspect and a door leading out to garden.

### Dining Room

Dining room consists of carpet laid to floor and window to front aspect. There is space for a dining set and other furniture.

### First Floor

Carpeted stairs rising to first floor landing, with doors leading off to all four bedrooms and bathroom.

### Bedroom One

Bedroom one consists of carpet laid to floor, window to front aspect and doors for storage and airing cupboard. There is ample space for a double bed and other bedroom furniture.

### Bedroom Two

Bedroom two consists of carpet laid to floor and window to side aspect. There is space for a double bed and other bedroom furniture.

### Bedroom Three

Bedroom three consists of carpet laid to floor and window to side aspect. There is space for a double bed and other bedroom furniture.

### Bedroom Four

Bedroom four consists of carpet laid to floor and window to side aspect. There is space for a bed and other bedroom furniture.

### Bathroom

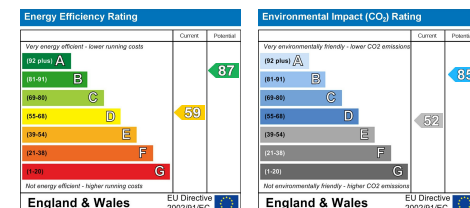
Re-fitted bathroom suite with bathtub, low level WC and hand wash basin. Tiling to surrounding walls.

### Garden and Store Room

Enclosed garden with patio leading from kitchen area with grass laid to remainder. Wooden fencing to side and front of property, with wooden gate for side access. There is also store room to the side of the 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.

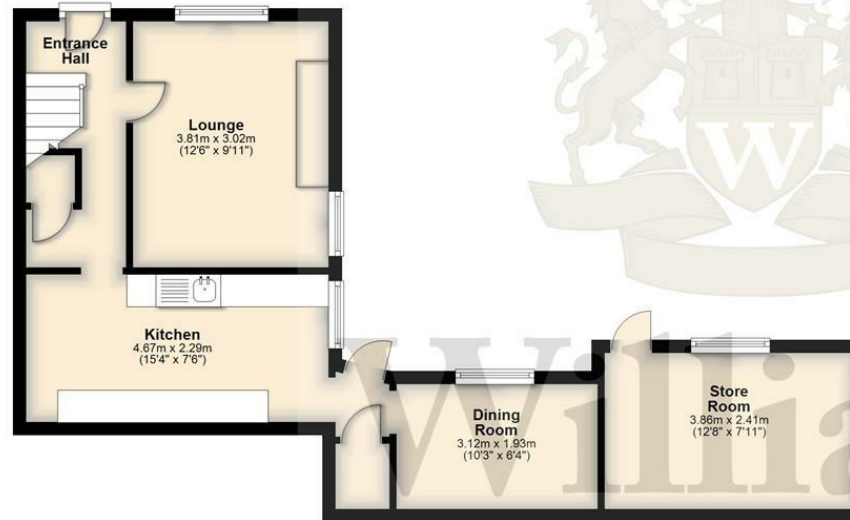






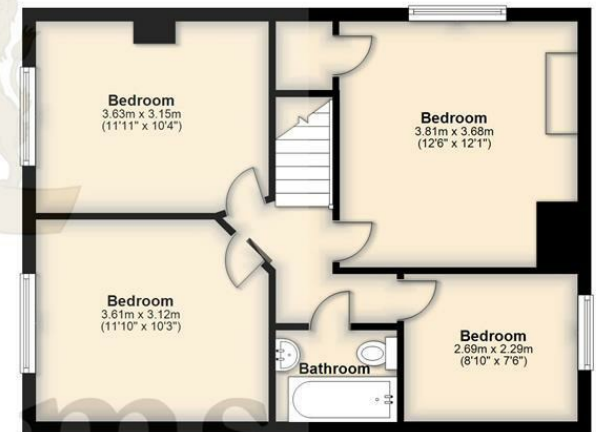
### Ground Floor

Approx. 46.4 sq. metres (499.8 sq. feet)



### First Floor

Approx. 51.9 sq. metres (558.3 sq. feet)



Total area: approx. 98.3 sq. metres (1058.0 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.



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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.