



Rake Way

Deerhurst | Aylesbury | Buckinghamshire | HP21 9AL



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this excellent three bedroom mid-terraced home on the popular Deerhurst neighbourhood in Aylesbury. The property is in good order throughout and comprises of porch leading into lounge, with doors off to cloakroom, utility room and dining room and kitchen. Upstairs, there are three good sized bedrooms and a bathroom. Outside, there is a rear garden, with storage space and driveway to the front. Viewing is strongly advised on this ideal family home.

Offers in excess of £315,000

- Three Bedroom House
- Study
- Enclosed Rear Garden
- Close to Amenities
- Downstairs Cloakroom
- Modernised Throughout
- Driveway to Front
- Excellent Transport Links

Deerhurst

Deerhurst is a popular development on the South West side of the town and offers nearby rail links at Stoke Mandeville or Aylesbury with connections to London Marylebone. There is a Co-Operative store, a community centre, regular bus services to the town centre, nearby walks to open countryside and a short walk to Stoke Mandeville Hospital. Primary School: Ashmead & Secondary School: Mandeville & Aylesbury Grammar Schools

Local Authority

Aylesbury Vale District Council

Council Tax

Band C

Services

All main services available

Entrance

Entrance via porch into sitting room, with doors to cloakroom, stairs and study, and archway into kitchen/dining room.

Lounge

Sitting room comprising of wood effect laid to floor and lighting to ceiling, with window to the front, wall mounted radiator, archway to dining area, door off to stairs with access to cloakroom and utility room. Space for a three piece suite and other furniture.

Utility Room

Utility room comprising of wood effect flooring throughout, a range of base and wall mounted units, work top, space and plumbing for a washing machine and tumble dryer.



The property is situated within walking distance to the Co-Operative food store and community centre located on Hawkslade. A more extensive range of amenities including the mainline train station is located in Aylesbury Town Centre which is easily accessible on bus or by foot or car.



Downstairs Cloakroom

Downstairs cloakroom comprising of low level WC and hand wash basin set into a unit, with tile effect flooring, tiling to splash sensitive areas of the walls and chrome effect towel rail.

Dining Area

Dining area off the lounge and with wood effect floor laid to, doors to the rear garden, lighting to ceiling, space for a dining set and other furniture. Opens to the kitchen.

Kitchen

Modern fitted kitchen comprising of wood effect flooring laid to, downlights, a range of base and wall mounted units, window to the rear garden, worktop with matching upstands, inset sink with draining board and mixer tap. Free standing electric cooker with double oven, space and plumbing for dishwasher. Freestanding American style fridge freezer included in sale. Worcester Bosch gas central heating boiler set in integrated cupboard.

First Floor

Stairs rising from the ground floor to the first floor landing, with doors off to all three bedrooms and the bathroom. Door to airing cupboard. Loft hatch to ceiling.

Bedroom One

Main bedroom comprising of wood effect laminate laid to floor, lighting to ceiling, TV aerial point, window to the rear aspect, wall mounted radiator and built in wardrobe. Space for a double bed and other bedroom furniture.

Bedroom Two

Bedroom two comprising of carpet laid to floor and lighting to ceiling, with window to the front aspect, wall mounted radiator panel, built in double wardrobe, TV aerial point, space for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three comprising of carpet laid to floor and lighting to ceiling, with window to the front aspect, wall mounted radiator panel and space for a bed and other furniture.

Family Bathroom

Family bathroom comprising of double glazed modesty window to rear aspect, bath with mixer tap, separate enclosed shower stall, low level WC, hand wash basin set in vanity unit. Tiling to splash sensitive areas of the walls. Extractor fan with chrome heated towel rail and tile effect flooring.

Driveway and Garage Storage

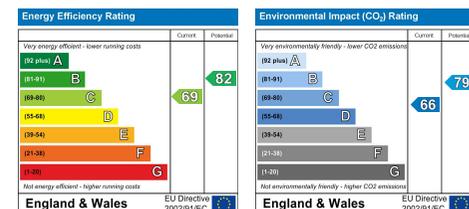
Block paved driveway to the front of the property to accommodate several vehicles. Up and over door to garage which has a degree of storage space.

Rear Garden

Rear garden comprising of a patio area leading to an expanse of lawn, with a decked area, timber shed and storage box, outdoor tap and enclosed with a timber fence.

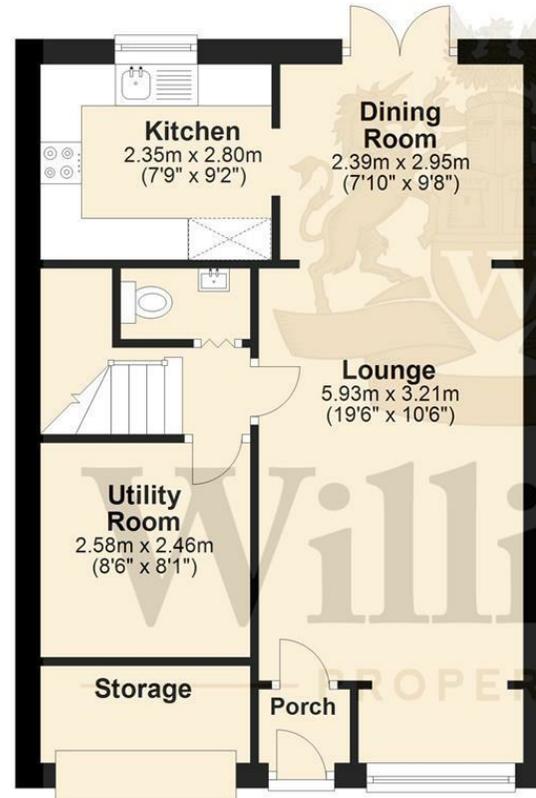
Buyer Notes

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.

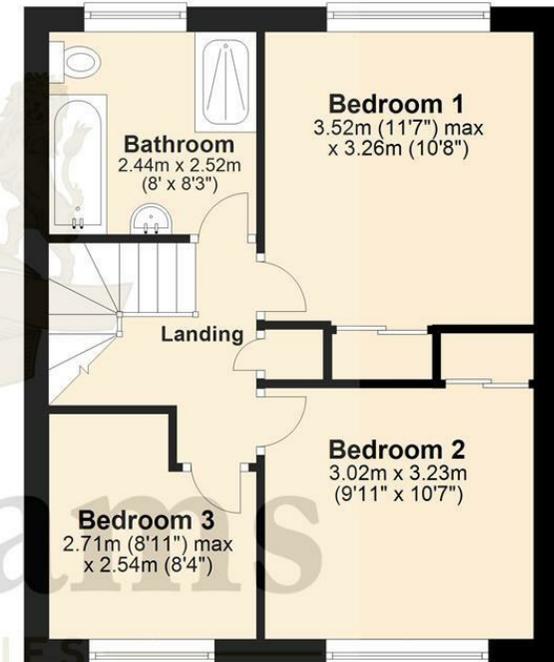




Ground Floor



First Floor



Total area: approx. 91.9 sq. metres (989.5 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.