



20 Galsworthy Place

| Aylesbury | | HP19 8LH



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Williams Properties are delighted to welcome to the market this excellent two bedroom end-of-terrace house on a quiet residential road in Haydon Hill, Aylesbury. The property consists of a kitchen, living room, dining room, two bedrooms and a bathroom. Outside there is a enclosed rear garden, single garage and driveway parking for three vehicles to the side.. Viewing is strongly advised on this excellent property, ideal for a first time buyer.

£325,000

Haydon Hill

Haydon Hill can be found located on the North side of the town centre just off the A41 and close to the new Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including a Tesco Express, doctors surgery, various other shopping and two public houses on the nearby Meadowcroft area. Also on Meadowcroft is a local sports ground and community centre. Primary – Thomas Hickman & Secondary – Aylesbury Vale Academy Aylesbury Grammar Schools

Council Tax

Band

Local Authority

Buckinghamshire Council

Services

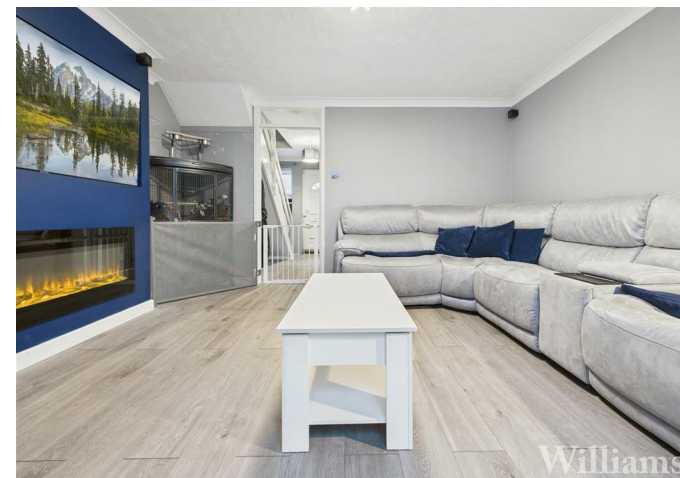
All main services available

Entrance Hallway

Enter via the front door into the entrance hall. There is an opening leading to the kitchen and a door leading to the living room. Stairs rise to the first floor landing.

Kitchen

Kitchen consists of a range of wall and base mounted units, with roll on worktops. Inset double oven and five ring gas hob. Inset sink, draining board and mixer tap. There is an integrated fridge freezer, dishwasher and a washing machine. Window to the front aspect.





- Two Bedrooms
- Driveway For multiple Cars
- Recently Refurbished
- Walking Distance to Shops & Schools
- End-Of-Terrace
- Separate Living Room and Dining Room
- Viewing Highly Recommended
- Garage & Driveway

Living Room

Living room consists of carpet laid to the floor, window to the rear aspect and sliding doors leading to the dining room. There is space for a three piece suite and other living room furniture.

Dining Room

Dining room consists of tiles laid to the floor, double doors leading out to the rear garden and windows to the side and rear aspects. There is space for a dining set and a range of other furniture.

Landing

Carpeted stairs rise to the first floor landing. There are doors leading to both bedrooms and the bathroom.

Bedroom One

Bedroom one consists of carpet laid to the floor, windows to the front aspect, built in wardrobes and a storage cupboard. There is space for a double bed and other bedroom furniture.

Bedroom Two

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

Bathroom

Bathroom suite consists of tiles laid to the surround and a window to the rear aspect. There is a paneled bathtub, hand wash basin and low level WC.



The property is within walking distance to amenities including Tesco supermarket, Chinese takeaway and fish and chip restaurant and public house. Local schools include Thomas Hickman School, Haydon Abbey School and Aylesbury Vale Academy. There is easy road access to the A41, and the Aylesbury Vale Parkway station is easily accessible via road or foot.



Garden

Enclosed rear garden with patio leading from the dining room, with grass and decking laid to the remainder. There is a door leading into the garage.

Garage & Parking

Single garage to the side of the property with power and light. There is driveway parking in front of the garage for up to three vehicles.

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			
(92-100) A			90
(81-91) B			
(69-80) C			70
(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			
(92-100) A			
(81-91) B			
(69-80) C			
(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	





Approximate total area^m
851 ft²
78.9 m²

Reduced headroom
17 ft²
1.6 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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.