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Foskett Way

| Aylesbury | Buckinghamshire | HP21 9AB

  
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# Foskett Way

| Aylesbury | Buckinghamshire | HP21 9AB

A well presented three bedroom end-of-terrace home set on a popular Southside development in Aylesbury. The property comprises of three bedrooms with an en-suite to the master, as well as a spacious lounge and a fitted kitchen/diner. Other features include a well manicured rear garden, allocated parking and a downstairs cloakroom. Viewing is highly recommended on this superb family home.

## Offers in excess of £300,000

- Three Bedroom House
- End-of-Terrace
- Downstairs Cloakroom
- En-Suite to Master
- Spacious Lounge
- Kitchen/Diner
- Parking
- Enclosed Rear Garden

### The Green/Avenue

The Green/Avenue is a sought after South Side development with access to local shops, takeaway and The Guttman Sports Centre & Gym. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities. 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. Primary & Junior Schools – William Harding & Secondary Schools – The Grange & Aylesbury Grammar Schools

### Local Authority

Aylesbury Vale District Council

### Council Tax

Band C

### Services

All main services available

### Entrance

Entrance is via a stone path through a composite front door, into the entrance hall, with stairs rising to the first floor and doors into the living room and downstairs cloakroom.



The property is located on The Green development on the Southside of Aylesbury and as such is within close proximity to a variety of amenities, including a supermarket, Post Office and Off-licence. Also a short walk away is the Stoke Mandeville Stadium and Sports Centre.



### Living Room

A generous sized living room with carpet laid to floor and coving to ceiling, with a UPVC double glazed window to the front aspect, wall mounted radiator, TV aerial point and space for a three piece suite and other furniture. There are double doors leading directly into the kitchen/diner.

### Kitchen/Diner

An open plan kitchen/dining room with a UPVC double glazed window to the rear aspect and double doors opening out into the garden. There are a range of base and wall mounted units with a roll top work top and stainless steel sink, draining board and mixer tap, integrated oven and four-ring hob with overhead extractor fan, space and plumbing for a washing machine, and space for an upright fridge/freezer. There is a wall mounted radiator in the dining area and space for a table and chairs. A further door leads into an understairs storage cupboard.

### Downstairs Cloakroom

A downstairs cloakroom with a UPVC double glazed window to the front aspect, low level WC and pedestal hand wash basin with tiled splashback.

### First Floor

Carpeted stairs rising from the ground floor to the first floor, with doors to all three bedrooms and the family bathroom, door to storage cupboard.

### Master Bedroom

Master bedroom comprising of carpet laid to floor and a UPVC double glazed window to the front aspect, wall mounted radiator and double built in wardrobe, with door to the en-suite. Space for a double bed and other furniture. En-suite comprises of UPVC double glazed window to the front aspect with enclosed shower stall, low level WC and pedestal hand wash basin, with wall mounted radiator and towel rail and tiling to splash sensitive areas.

### Bedroom Two

Bedroom two comprising of carpet laid to floor and UPVC double glazed window to the rear aspect, wall mounted radiator panel and space for a double bed and other furniture.

### Bedroom Three

Bedroom three comprising of carpet laid to floor with a UPVC double glazed window to the rear aspect, wall mounted radiator panel and space for a bed and other furniture.

### Bathroom

Bathroom suite comprising of bathtub with shower attachment, low level WC and pedestal hand wash basin, with extractor fan and tiling to splash sensitive areas.

### Rear Garden

Enclosed rear garden with a high brick wall to one side, and a timber gate and fence to the other. There is a patio area with a stone path leading to the back gate, with a gravelled area leading down to an expanse of lawn, with flowerbeds to one side. Gate leads out to the allocated rear parking.

### Parking

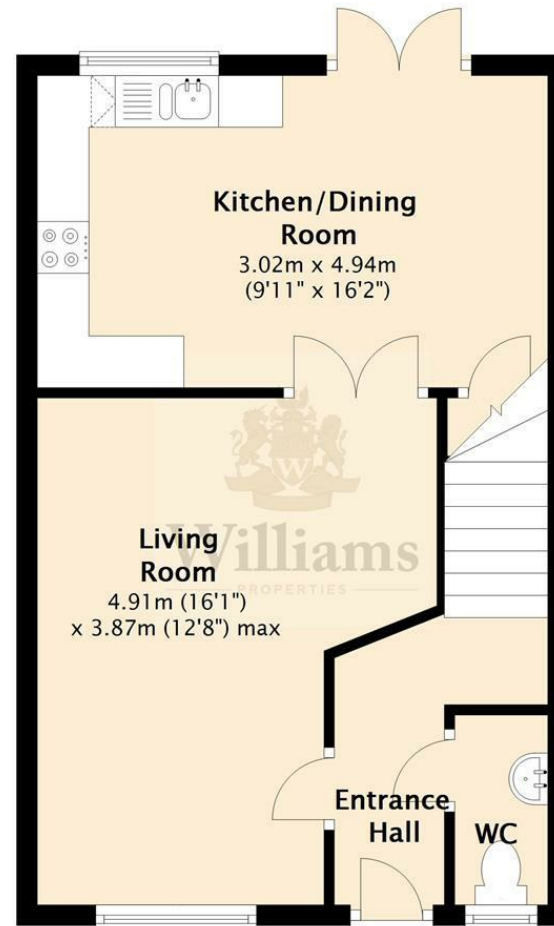
There are two allocated parking spaces to the rear of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		82	84	(92 plus) A		82	83
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales		England & Wales		England & Wales	



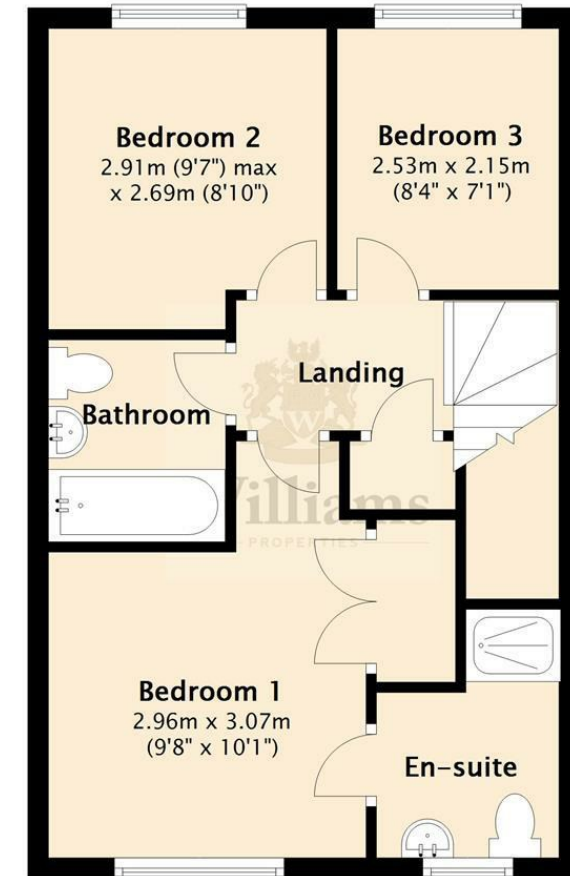
## Ground Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



## First Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



Total area: approx. 79.2 sq. metres (852.2 sq. feet)



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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.