



9 Hawleys Lane

Whitchurch | Aylesbury || HP22 4LB



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Williams Properties are pleased to present this excellent three bedroom semi-detached bungalow situated in the idyllic village of Whitchurch. The property is in good order throughout and contains an entrance hall, living room, fitted kitchen, conservatory, three bedrooms and bathroom. Outside, there is a private rear garden, single garage and driveway parking for one vehicle. Viewing is highly recommended on this wonderful property.

Offers in excess of £385,000

Whitchurch

Whitchurch is a very pretty village situated five miles north of Aylesbury and on the A413 heading towards Winslow & Buckingham. The village offers a Primary & Junior school, a church and a public house, whilst more extensive shopping and schooling can be found in Aylesbury, including the Aylesbury Grammar Schools. Rail links with London Marylebone can be found in Aylesbury and from Milton Keynes Central to London Euston.

- Aylesbury approx. 5 miles
- Winslow approx. 5.5 miles
- Leighton Buzzard approx. 9 miles
- Milton Keynes approx. 17 mile

Council Tax

Band D

Local Authority

Buckinghamshire Council

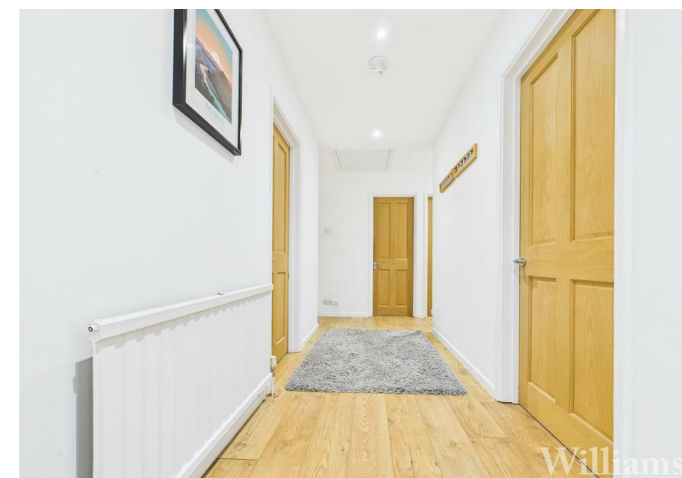
Services

Oil fired central heating
Mains electric, water & drainage

Entrance Hall

Enter through the front door into the entrance hall consisting of doors to living room, all three bedrooms, bathroom and kitchen.





- Semi - Detached Bungalow
- Sought After Village
- Garage & Parking
- Enclosed Rear Garden
- Three Bedrooms
- Modern Kitchen
- Countryside Location
- Viewing Highly Recommended

Living Room

Living room consists of a window to the front aspect, feature fireplace, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a sofa suite and other living room furniture.

Bedroom

Bedroom consists of carpet laid to floor, light fitting to ceiling, wall mounted radiator, built in wardrobe and window to the front aspect. Space for a bed and other bedroom furniture.

Kitchen

Kitchen comprises a range of wall and base mounted units with wooden square edge worktops, inset sink bowl unit with mixer tap and draining board, inset electric hob, extractor fan and splashback. Integrated fridge/freezer and double oven. Space and plumbing for washing machine and under counter fridge. Wood flooring, recess spotlights, heated towel rail and open plan to conservatory.

Conservatory

Conservatory consists of windows to the surround, wood flooring, French doors leading out to the rear garden and space for a large dining table set and/or other furniture.

Bathroom

Bathroom consists of a low level wc, hand wash basin unit and walk in shower. Tiling to splash sensitive areas, heated towel rail and tiled flooring.



The main town of Aylesbury is approximately 5 miles away and offers shopping and social outlets as well as a cinema and theatre, and a host of schools. Also based in Aylesbury is a mainline train station linking the town to London Marylebone in under 1 hour.



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

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

Rear Garden
Enclosed rear garden with a paved patio and shrub borders. Garden shed and access to the garage.

Front Garden
Paved pathway leading up to the front door, adjacent is a small lawn with plants and shrubs.

Garage & Parking
Single garage with light and power supply, driveway parking in front for one vehicle.

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		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B			84	(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F		42		(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

921.38 ft²

85.60 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.