



94a Rowland Way

| Aylesbury | Buckinghamshire | HP19 7SS



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****NO CHAIN**** Williams Properties are delighted to present this brand new two bedroom semi-detached house on the Hartwell area of Aylesbury. The property has been completed to a high order throughout and consists of a lounge/diner, kitchen, downstairs WC, two double bedrooms and bathroom. Outside there is a rear garden and driveway parking for two vehicles. Viewing is highly recommended on this fantastic property, ideal for a first time buyer or buy to let investor.

Guide price £285,000

- NO CHAIN
- End-Terrace
- Driveway for Two Vehicles
- Quiet Road
- Two Double Bedrooms
- Brand New Build
- Enclosed Rear Garden
- Viewing Highly Recommended

Hartwell

Hartwell is a development on the West side of the town centre. The location is far enough out of town to avoid the hustle and bustle but close enough to walk to all of the centre's facilities including the college, rail links, shopping and leisure facilities. The position of the development lends itself well to vehicle access towards Thames/Oxford and linking up with the A41 towards Bicester. Primary Schools Bearbrook & Secondary Schools Quarrendon & Aylesbury Grammar Schools.

Council Tax

Band

Local Authority

Buckinghamshire Council

Services

All main services available.

Entrance

Enter via the front door into the entrance hall. There are doors leading into the downstairs WC and understairs storage, with openings leading into the kitchen and lounge/diner. Stairs rise up to the first floor landing.



The property is located on the popular Hartwell development in Aylesbury, which offers easy access to facilities including schooling and shops. A more extensive range of amenities can be found in Aylesbury Town Centre which is easily accessible on foot or by bus.



Kitchen

Kitchen consists a range of wall and base mounted units. Inset oven, induction hob and overhead extractor fan. Inset stainless steel sink, draining board and mixer tap. There is space and plumbing for a washing machine, with space for a fridge/freezer. Window to the side aspect.

Lounge/Diner

Lounge/diner consists of carpet laid to the floor, window to the side aspect and double doors leading out into the rear garden. There is space for a three piece suite, dining set and a range of other furniture.

Downstairs WC

Downstairs WC consists of tiles laid to splash sensitive areas and a window to the front aspect. There is a hand wash basin and low level WC.

First Floor

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

Bedroom One

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

Bathroom

Bathroom suite consists of tiles laid to the floor and to splash sensitive areas. There is a panelled bathtub, hand wash basin and low level WC. Window to the side aspect.

Rear Garden

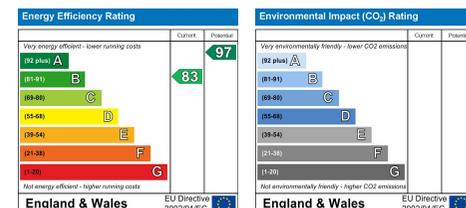
Enclosed rear garden with patio leading out from the lounge/diner, with stones and grass laid to the remainder. There is a wooden gate for side access.

Parking

There is driveway parking for two vehicles to the side of the property.

Buyer Notes

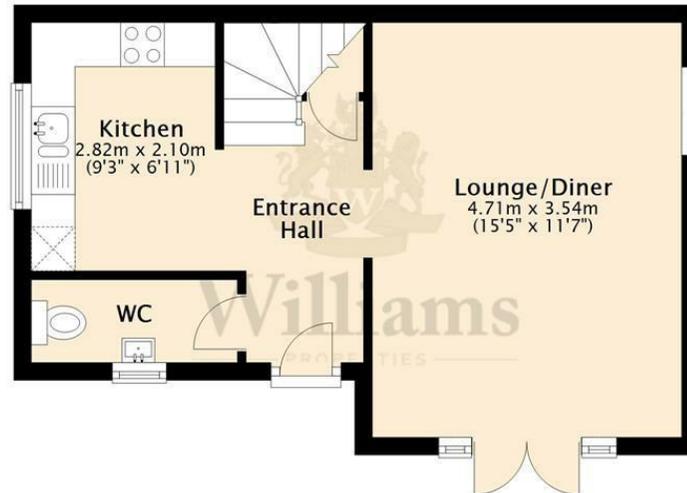
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Ground Floor

Approx. 31.7 sq. metres (341.5 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.9 sq. feet)



Total area: approx. 63.7 sq. metres (685.4 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.



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: sales@williamsaylesbury.co.uk
Web: www.williamsaylesbury.co.uk
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.