



21 Diane Close

Stoke Grange | Aylesbury | Bucks | HP21 9XY



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Williams Properties are delighted to welcome to the market this superb four/five bedroom house on the popular Stoke Grange development in Aylesbury. The detached property offers a spacious layout throughout and has been kept to a high order. The property itself consists of a kitchen/diner, living room, conservatory, utility, study/bedroom five, downstairs WC, bedrooms one, two, three and four, family bathroom and an en-suite. Viewing is highly recommended on this excellent family home, close to schools and amenities.

Offers over £600,000

Stoke Grange

Stoke Grange is a sought after South Side development with a parade of shops a school and pedestrian access to the Guttman Sports centre. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools. 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.

Council Tax

Band E

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 living room, study/bedroom five and a storage cupboard.

Study/Bedroom Five

Study/bedroom five consists of wood effect laminate laid to the floor, window to the front aspect and built in wardrobe. There is space for a double bed and a range of other furniture.





- Four/Five Bedrooms
- Kitchen/Diner
- Utility Room
- Private Driveway
- Detached
- En-Suite To Main Bedroom
- Conservatory
- Viewing Highly Recommended

Living Room

Spacious living room consists of wood effect laminate laid to the floor, window to the front aspect and doors leading into the kitchen/diner and inner hallway. There is ample space for a three piece suite and a range of other living room furniture.

Kitchen/Diner

Kitchen/diner consists of tiles laid to the floor and a range of wall and base mounted units, with granite worktops. Inset oven, electric hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is an integrated dishwasher. Windows to the rear aspect, sliding door leading into the conservatory and a door leading into the utility. There is space for a dining set and a range of other dining furniture.

Conservatory

Conservatory consists of tiles laid to the floor, windows to the surround and double doors leading out into the rear garden. There is space for a range of different furniture.

Utility

Utility consists a range of wall and base mounted units, with roll on worktops. There is space and plumbing for a washing machine and an American style fridge/freezer. Door leading out into the rear garden.

Downstairs WC

Downstairs WC consists of tiles laid to splash sensitive areas, hand wash basin and low level WC.



The property is set on a quiet residential road on the Stoke Grange development, and as such is within walking distance to a range of amenities and popular primary and secondary schools, including the Aylesbury Grammar Schools. There is a driveway at the front of the property offering ample parking for multiple vehicles.



First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into bedrooms one, two, three and four, family bathroom and storage cupboard.

Main Bedroom and En-Suite

Main bedroom consists of carpet laid to the floor, built in wardrobes, window to the front aspect and a door leading into the en-suite. There is space for a double bed and other bedroom furniture. En-suite consists of tiles laid to the floor and splash sensitive areas. There is a shower cubicle, hand wash basin and low level WC. Window to the front aspect.

Bedroom Two

Bedroom two consists of wood effect laminate laid to the floor, built in wardrobe and windows to the front and side aspects. There is space for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of wood effect laminate laid to the floor, built in wardrobe and windows to the rear and side aspects. There is space for a double bed and other bedroom furniture.

Bedroom Four

Bedroom four consists of wooden flooring, built in wardrobes and a window to the rear aspect. There is space for a double bed and other bedroom furniture.

Family Bathroom

Family bathroom suite consists of tiles laid to the floor and to the surround. There is a panelled bathtub, hand wash basin and low level WC. Window to the rear aspect.

Rear Garden

Enclosed rear garden with decking and paving leading out from the conservatory and utility, with grass laid to the remainder. There is a wooden shed to the rear of the garden and a wooden gate for side access.

Parking

There is a large driveway to the front of the property with parking for five vehicles.

Buyer Notes

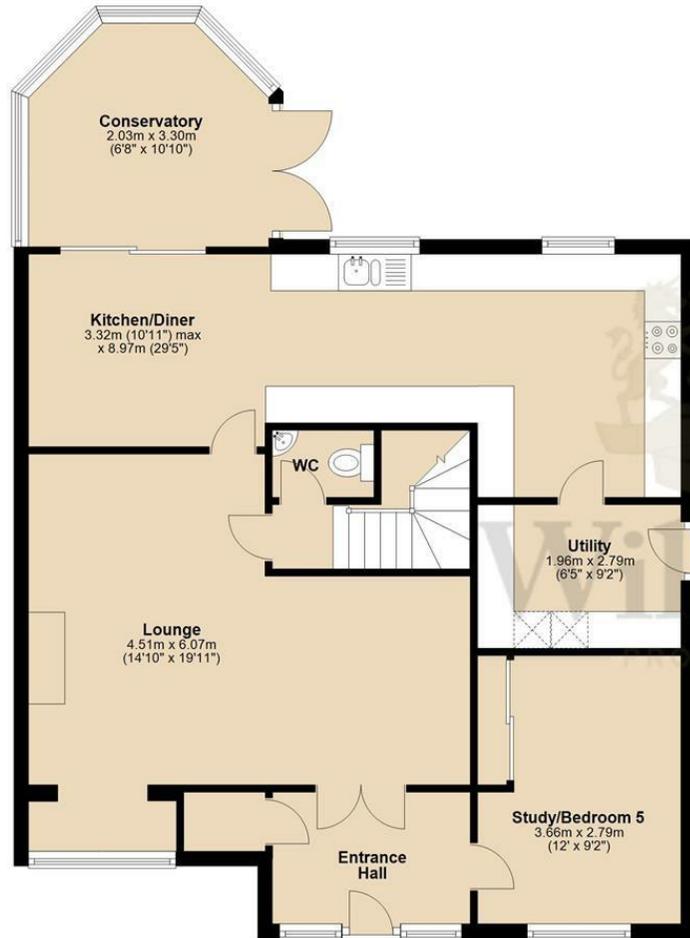
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		72	81	(92 plus) A	
(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 ₂ emissions	
EU Directive 2002/91/EC				EU Directive 2002/91/EC	
England & Wales				England & Wales	





Ground Floor
Approx. 87.9 sq. metres (946.1 sq. feet)



First Floor
Approx. 71.0 sq. metres (764.2 sq. feet)



Total area: approx. 158.9 sq. metres (1710.4 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.



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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.