



6 Brandy Street

| Aylesbury | Buckinghamshire | HP18 0YN



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Williams Properties are delighted to bring to the market this superb three bedroom detached property, in Aylesbury. The property is located in the quite development of Mayberry Place. The property includes three bedrooms, en-suite and family bathroom and enclosed rear garden. There are two reception rooms to the ground floor; kitchen/dining room and living room. Garage and driveway parking to the outside. Viewing is highly recommended on this lovely family home.

Offers in excess of £360,000

- Detached
- Three Bedroom House
- Garage and Driveway
- En-Suite to Master
- Kitchen/Diner
- Quiet Development
- Walking Distance to Train Station
- Viewing Highly Recommended

Mayberry Place

Mayberry Place is a new development nestled on the edge of Aylesbury within stunning open countryside. The development boasts a new Aylesbury Vale Academy, community centre and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just under an hours journey. There are a number of walkways and local parks ideal for an active family. Easy access to A41 and M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles from Aylesbury town centre .

Council Tax

Band E

Local Authority

Aylesbury Vale District Council

Services

All main services available

Entrance

Enter through front door into entrance hall. There are doors leading off to kitchen/diner, living room, downstairs cloakroom and understairs storage. There are stairs rising to first floor landing.



The property is located on the popular Mayberry Place development in Aylesbury, within walking distance of the Aylesbury Vale Parkway station, offering regular services directly into London Marylebone.



Kitchen/Dining Room

Spacious kitchen/dining room with tiling laid to floor, windows to front and rear aspect and a door opening out to rear garden. There is space for a dining set and other dining room furniture. Kitchen area consisting of roll top work top with base and wall mounted units, breakfast bar, integrated fridge/freezer and dishwasher. Inset oven and hob with extractor and Inset sink with draining board with mixer tap.

Living Room

Living room consists of carpet laid to floor, windows to the side aspect and double french doors leading out to the garden. There is ample space for a three piece suite and other living room furniture.

Downstairs Cloakroom

Downstairs cloakroom consisting of low level WC and hand wash basin, with window to front aspect. There is are base and wall mounted units and a integrated washing machine.

First Floor Landing

Carpeted stairs rising to first floor with doors leading off to all three bedrooms, family bathroom and storage cupboard.

Master Bedroom and En-Suite

Master bedroom consists of carpet laid to floor, window to the front and rear aspect and a door leading to the en-suite shower room. There is space for a double bed and other bedroom furniture. En-suite consisting of enclosed shower stall, low level WC and pedestal hand wash basin, with part tiling to splash-sensitive areas and frosted window to the front aspect.

Bedroom Two

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

Bedroom Three

Bedroom three consists of carpet laid to floor with window to side aspect. There is space for a bed and other bedroom furniture.

Family Bathroom

Family bathroom suite consisting of a bathtub, low level WC and pedestal hand wash basin, with tiling to splash sensitive areas of the walls and frosted window to front aspect.

Rear Garden

Enclosed rear garden with patio leading from kitchen/diner and living room, with grass laid to remainder. There is a door leading to the garage and a wooden gate for side access.

Garage and Parking

There is a single garage to the side of the property, with access through the garden and driveway for one vehicle.

Buyer Notes

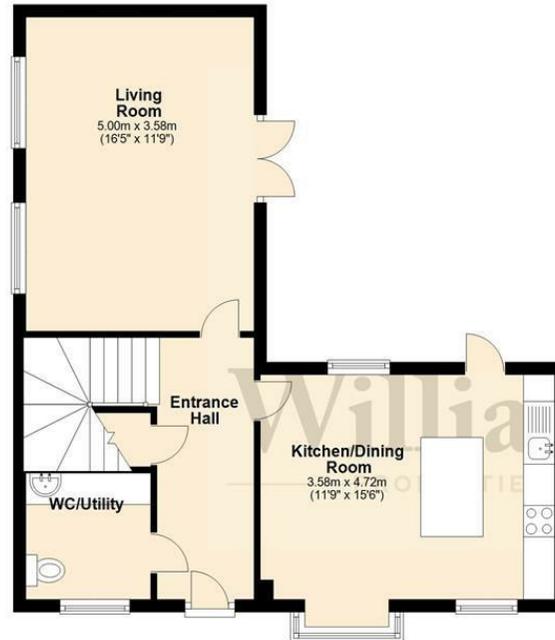
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	92
(81-91) B			
(69-80) C			
(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	EU Directive 2002/91/EC

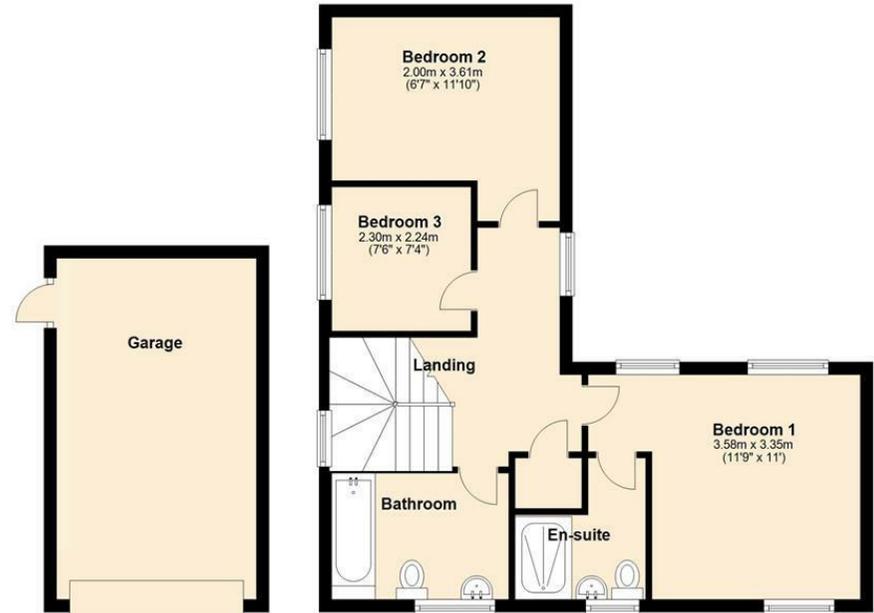
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		82	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC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



Ground Floor
Approx. 68.5 sq. metres (737.7 sq. feet)



First Floor
Approx. 51.0 sq. metres (549.5 sq. feet)



Total area: approx. 119.6 sq. metres (1287.1 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.