



Farnley Road

| Aylesbury | Buckinghamshire | HP20 2AX



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Williams Properties are pleased to present this four bedroom house on Elmhurst in Aylesbury, offering double glazing through, new fuse box, boiler and hot water tank. In addition, the property offers a spacious layout with four good sized bedrooms, four piece bathroom, downstairs cloakroom, lounge, dining room and kitchen with utility room. Outside, there is ample off road parking and an enclosed rear garden. Internal viewing is highly recommended on this excellent family home.

Guide price £325,000

- Four Bedroom House
- Off-Road Parking
- Close to Amenities
- Enclosed Rear Garden
- End-Terrace
- Downstairs Cloakroom
- Close to Schools
- Viewing Highly Advised

Elmhurst

Elmhurst is a residential area on the West side of town with amenities including a shopping parade and the Dairy Maid Public House. There are good bus connections to the town centre and there is a primary and infant school. The town centre is close by and easily accessible. Local amenities include a dentist, pharmacy and chiropractor and a doctor's surgery a 10 minute walk away. For children, there are two play parks and families are able to enjoy walks around the lake at nearby Watermead. Local schools include Elmhurst and St Louis Catholic School (OFSTED rating Outstanding). Secondary schools - St Michael's (due to open September), The Grange School and Aylesbury High/Grammar Schools.

Local Authority

Aylesbury Vale District Council

Council Tax

Band C

Services

All main services available

Entrance

Entrance via composite front door into hallway, with doors to lounge and stairs rising to the first floor landing.



The property is located on the Elmhurst region of Aylesbury and as such is walking distance to a number of amenities, including shop and Post Office, dentist, chiropractor and pharmacy. There are excellent transport links with easy access to the A41 and a bus route serves the area. Local schools - Elmhurst and St Louis Catholic Primary Schools. Secondary schools - The Grange School, St Michael's School (opening September) and Aylesbury High/Grammar Schools.



Kitchen

Modernised kitchen/diner comprising wood effect laminate laid to floor and lighting to ceiling, a range of base and wall mounted units, free standing range oven with eight ring hob, space and plumbing for white goods including fridge/freezer, dishwasher and washing machine. Inset sink, draining board and mixer tap. Doors opening to the rear garden. Space for a dining set and other furniture. Door through to hallway with utility room and cloakroom.

Lounge

Spacious lounge with window to the front and side aspect, carpet laid to floor and lighting to ceiling, with archway into the dining room. Space for a three piece suite and other furniture.

Dining Room

Dining room comprising wood effect laminate laid to floor, lighting to ceiling, wall mounted radiator panel, window to the rear aspect. Space for a dining set and other furniture. Doorway into passage to kitchen, utility room and cloakroom.

Downstairs Cloakroom

Downstairs cloakroom with low level WC and pedestal hand wash basin. Tiling to splash sensitive areas of the walls.

First Floor

Carpeted stairs rising from the ground floor to the first floor landing, with doors off to all four bedrooms and the bathroom. Further door to airing cupboard.

Bedroom One

Large double bedroom with carpet laid to floor and lighting to ceiling, dual aspect windows, wall mounted radiator panel, space for a double bed and other bedroom furniture.

Bedroom Two

Bedroom two comprising carpet laid to floor and lighting to ceiling, window, radiator panel, built in wardrobes, space for a double bed and other furniture.

Bedroom Three

Bedroom three comprising of carpet laid to floor and lighting to ceiling, window, radiator, space for a double bed and other furniture.

Bedroom Four

Bedroom four comprising of carpet laid to floor and lighting to ceiling, with window, radiator and space for a bed and other furniture. Loft hatch to ceiling, which is of a good size and is boarded.

Family Bathroom

Four piece bathroom suite that has been modernised in recent years, and comprising of enclosed shower stall, bathtub, low level WC and hand wash basin, with windows, full tiling from floor to ceiling, with underfloor heating throughout.

Rear Garden

Rear garden comprising of an expanse of lawn and enclosed with a timber fence. Access via a lockable gate to a paved area to the side of the house.

Parking

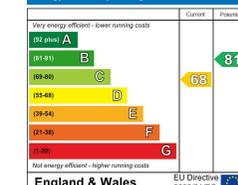
There is driveway parking for approximately three vehicles to the front of the property.

AWAITING EPC

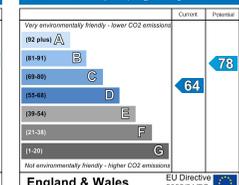
Anti-Money Laundering Regulations

In line with current AML legislature, 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



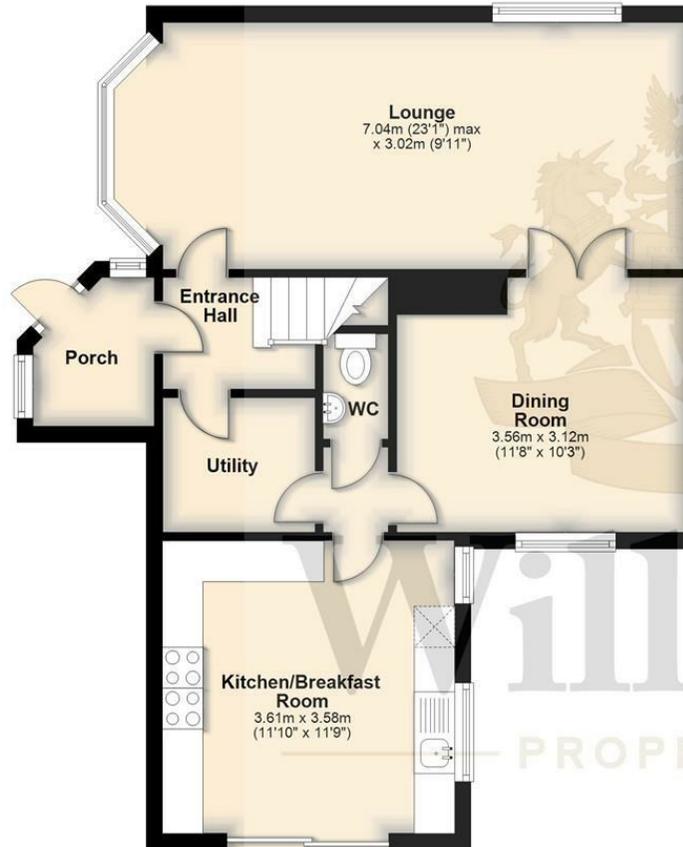
Environmental Impact (CO₂) Rating





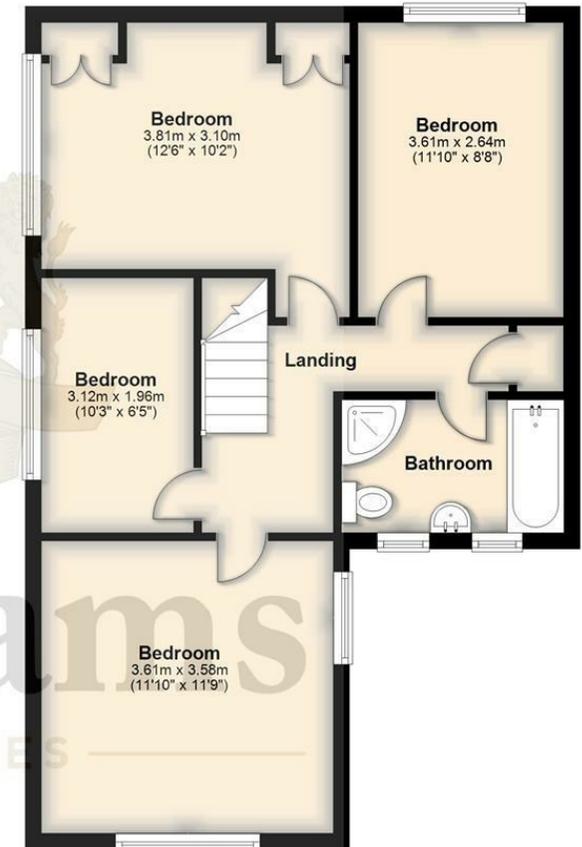
Ground Floor

Approx. 56.7 sq. metres (610.3 sq. feet)



First Floor

Approx. 54.3 sq. metres (585.0 sq. feet)



Total area: approx. 111.0 sq. metres (1195.3 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.