



Kynaston Avenue

Nr Stoke Mandeville | Aylesbury | Buckinghamshire |
HP21 9DS



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Williams Properties are delighted to welcome to the market this fantastic four bedroom detached property on the desirable south side of Aylesbury. The property boasts an entrance hall, downstairs cloakroom, study, good size lounge, kitchen/dining room, very large conservatory, master bedroom with en suite, three further bedrooms, family bathroom, enclosed rear garden, garage and driveway. Viewing comes highly recommended on this superb family home.

Guide price £439,950

Stoke Mandeville

The property can be found located within easy reach of all amenities in the village including, shops, restaurants and the community centre. For those wishing to commute to the London, a main line station to Marylebone can be found in Stoke Mandeville and has a journey time of approx. 50 minutes. 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.

Local Authority

Aylesbury Vale District Council

Council Tax

Band E

Services

All main services available. Virgin high speed broadband connected.

Entrance

Enter the property via a composite front door leading in to the entrance hall with doors leading off to the WC, study and lounge. Stairs rise to the first floor. Under stairs storage cupboard.

Study

The study comprises of carpet laid to the floor with a light fitting to the ceiling, UPVC window to the front aspect and space for a range of furniture.





- Detached
- Large Conservatory
- Downstairs Cloakroom
- Garage & Driveway
- Four Bedrooms
- Three Reception Rooms
- Enclosed Rear Garden
- Viewing Recommended

WC

Comprises of a low level WC, hand wash basin and a UPVC window to the side aspect.

Lounge

The lounge comprises of carpet laid to the floor with a light fitting to the ceiling, television aerial point, doors leading through to the conservatory and space for a three piece suite and other furniture.

Kitchen/Dining Room

The kitchen area comprises of tile effect vinyl laid to the floor with spot lights to the ceiling, a range of base and wall mounted units, roll top work surfaces, space for appliances including an oven, fridge and washing machine, stainless steel sink with draining board and mixer tap, integrated overhead extractor fan, wireless connection for television, tiles to splash sensitive areas, UPVC window to the front aspect.

The dining area comprises of carpet laid to the floor with a light fitting to the ceiling, UPVC window through to the conservatory, one wall mounted radiator panel and space for a dining table with several chairs.

Conservatory

The conservatory is large and comprises of a part brick construction with double glazed windows to the surround and sky light and fan to the ceiling, tiles to the floor, doors leading out to the rear garden and a door to the garage, ample space for a range of furniture.

Landing

The landing gives access to all bedrooms and family bathroom.



A fantastic family home set close to amenities including schooling, shops and sports facilities.



Bedroom One & En Suite

Bedroom one comprises of carpet laid to the floor with spot lights and fan fixture to the ceiling, one wall mounted radiator panel, television aerial point, UPVC window to the rear aspect and space for a double bed, wardrobes and other furniture. A door leads in to the en suite shower room.

The en suite comprises of carpet laid to the floor with a corner electric shower stall with glass sliding doors, low level WC, pedestal hand wash basin, tiles to splash sensitive areas, UPVC window to the side aspect.

Bedroom Two

Bedroom two comprises of carpet laid to the floor with a light fitting to the ceiling, one wall mounted radiator panel, television aerial point, UPVC window to the rear aspect and space for a double bed and other furniture.

Bedroom Three

Bedroom three comprises of carpet laid to the floor with a light fitting to the ceiling, one wall mounted radiator panel, television aerial point, UPVC window to the front aspect and space for a single bed and other furniture. Door to airing cupboard.

Bedroom Four

Bedroom four comprises of carpet laid to the floor with a light fitting to the ceiling, television aerial point, one wall mounted radiator panel, UPVC window to the front aspect and space for a double bed and storage furniture.

Bathroom

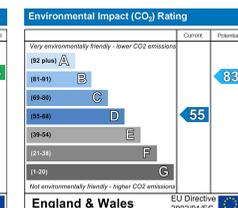
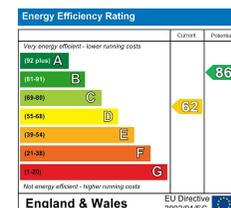
The family bathroom comprises of carpet laid to the floor, panelled bathtub with shower overhead and folding shower screen, wall mounted towel radiator, low level WC, pedestal hand wash basin, tiles to most of the wall surround and a UPVC window to the front aspect.

Rear Garden

The rear garden is fully enclosed and comprises of a patio area leading from the conservatory with laid to lawn to the remainder and a feature pond with ample space for a range of garden apparatus.

Garage & Driveway

The garage offers secure parking for one vehicle with further storage space. The driveway allows for off road parking for two vehicles.

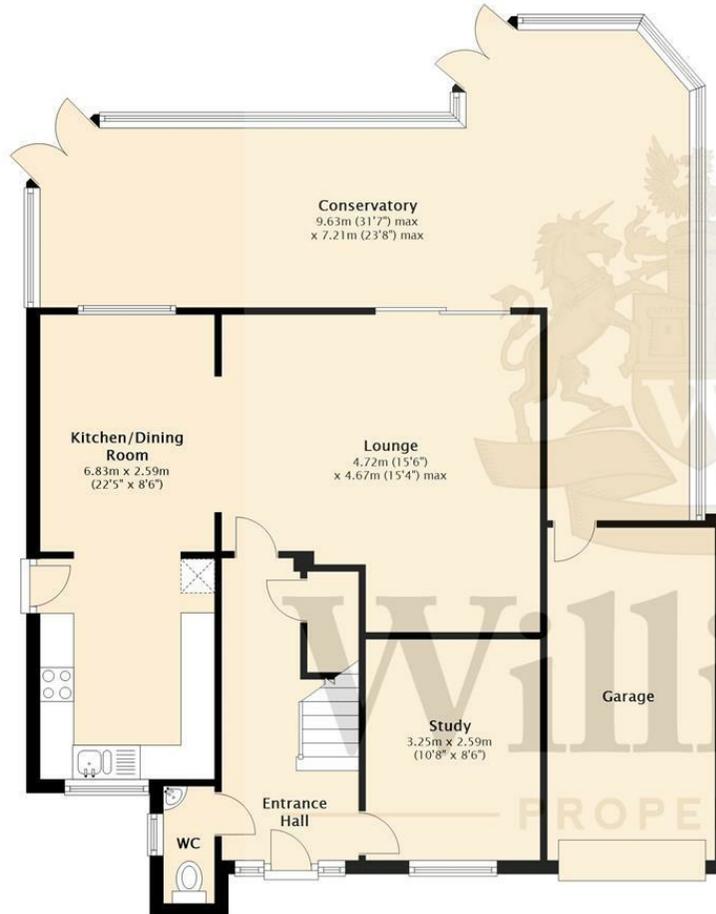






Ground Floor

Approx. 107.4 sq. metres (1156.1 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.8 sq. feet)



Total area: approx. 157.9 sq. metres (1699.9 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.