



Chaloner Place

| Aylesbury | Buckinghamshire | HP21 8NW



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Williams Properties are pleased to welcome to the market this well presented three bedroom terraced house in Aylesbury, close to shops and schools. The property is in good order throughout and boasts a spacious layout comprising of cloakroom, utility room, lounge/diner and kitchen, with three good sized bedrooms to the first floor. Outside, there is a conservatory and enclosed rear garden, with a driveway for multiple vehicles to the front. Viewing is recommended on this ideal first purchase.

## Guide price £289,950

- Three Bedroom House
- Ample Driveway Parking
- Conservatory
- Close To Amenities
- Spacious Layout
- Enclosed Rear Garden
- Downstairs Cloakroom
- Close To Schools

### Entrance

Entrance via composite front door into hallway, with doors leading to cloakroom, lounge/diner and stairs ahead rising to the first floor.

### Cloakroom

Downstairs cloakroom comprising of low level WC and pedestal hand wash basin, with wall mounted radiator panel and window to the front aspect.

### Lounge/Dining Room

Spacious open plan lounge/diner with carpet laid to floor, window to the front aspect and wall mounted radiator panel, with lighting to ceiling and space for a three piece suite and other furniture. Dining area flows directly into the kitchen area. Double French doors opening out to the conservatory.

### Kitchen and Utility Room

Kitchen comprising of a range of base and wall mounted units, with tile effect flooring, lighting to ceiling, back door and window to the rear aspect, with door leading to understairs storage space and utility room. There is an inset sink, draining board and mixer tap, and space for a cooker, with tiled splashback to the wall, roll top worktop and overhead extractor fan. Further space for a fridge/freezer. Utility room comprising of base units with spaces and plumbing for a range of white goods.



The property is within walking distance to amenities including a Newsagents and fish and chip shop. Further facilities can be located in Aylesbury Town Centre which is easily accessible on foot or by bus. Junior schools include Oak Green and Ashmead Schools. Secondary schools include The Mandeville School and Aylesbury Grammar Schools.



**First Floor**

Carpeted stairs rising from the ground floor to the first floor landing, with doors to all three bedrooms, airing cupboard and main bathroom.

**Bedroom One**

Main bedroom comprising of carpet laid to floor, with window to the front aspect, lighting to ceiling, wall mounted radiator panel and integrated wardrobe, with space for a double bed and other bedroom furniture.

**Bedroom Two**

Bedroom two comprising of carpet laid to floor, with window to the rear aspect, wall mounted radiator panel and lighting to ceiling, with integrated wardrobe and space for a double bed and other bedroom furniture.

**Bedroom Three**

Bedroom three comprising of carpet laid to floor, with window to the front aspect, wall mounted radiator panel and lighting to ceiling, with space for a double bed and other bedroom furniture.

**Family Bathroom**

Family bathroom comprising of vinyl flooring, modesty window to the outside aspect, bathtub with shower attachment and screen, low level WC and pedestal hand wash basin, with full tiling to the walls.

**Conservatory**

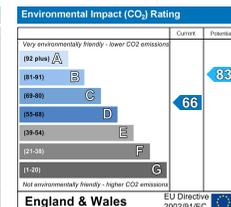
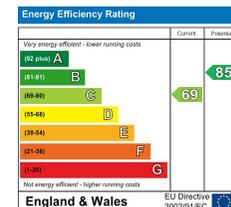
Conservatory enjoying a sunny aspect and views of the rear garden, comprising of windows to the surround and doors opening to the garden. Doors lead back into the dining room.

**Rear Garden**

Enclosed rear garden starting with a lean-to area with a raised decking area, leading into an expanse of lawn and astroturf, with flower beds to the borders. There is also a large lockable shed/workshop.

**Parking**

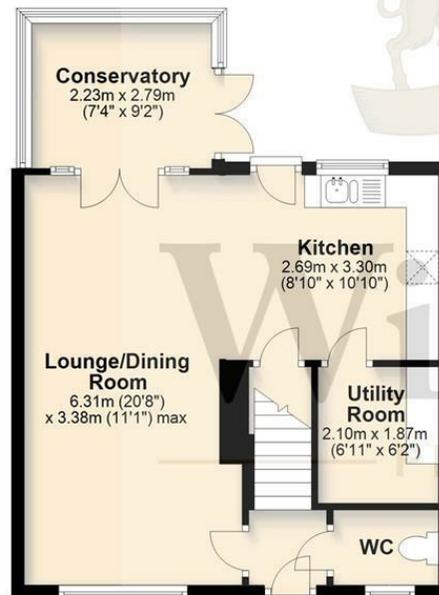
There is a block paved driveway to the front which can hold several vehicles.





### Ground Floor

Approx. 51.9 sq. metres (559.0 sq. feet)



### First Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



Total area: approx. 89.8 sq. metres (967.1 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.