



Waivers Way

| Aylesbury | Buckinghamshire | HP21 9SQ



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Williams Properties are delighted to welcome to the market this fantastic two bedroom terraced house in the sought after area of Stoke Grange, Aylesbury. The property is in good condition and consists of porch, hallway, kitchen, living room and sunroom. Upstairs there are two double bedrooms and family bathroom. Outside offers an enclosed rear garden and a single garage in a block to the rear of the property. Viewing comes highly recommended.

Offers over £305,000

- Two Double Bedrooms
- Terraced Property
- Garage In A Block Nearby
- Enclosed Rear Garden
- Sought After Location
- Close To Schools
- Modern Kitchen
- Viewing Highly Recommended

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 C

Local Authority

Buckinghamshire Council

Services

All main services available

Porch

Enter through the front door into the porch consisting of a storage cupboard and a further door leading into the hallway.



The property is within walking distance of a range of Aylesbury's top primary schools, including William Harding (infant and junior), Bedgrove (infant and junior) and Turnfurlong (infant and junior). The Aylesbury High and Grammar Schools are also within walking distance.



Hallway

Hallway consisting of carpeted stairs rising to the first floor, doors to the kitchen and living room, wall mounted radiator and light fitting to ceiling.

Kitchen

Kitchen comprises a range of wall and base mounted units with square edge worktops, inset sink bowl unit with mixer tap and window over, inset four ring gas hob, oven and extractor fan. Space for upright fridge/freezer and washing machine, tiling to splash sensitive areas, recess spotlights and wood effect flooring.

Living Room

Living room consists of carpet laid to floor, light fitting to ceiling, wall mounted radiator, large window and door to the sun room. Ample space for a sofa suite and other living room furniture.

Sun Room

Sun room consists of windows to the surround, double French doors leading out to the rear garden, tiled flooring, wall mounted radiator and space for a dining table set.

First Floor

Carpeted first floor landing with doors to both bedrooms and bathroom. Storage cupboard and access to loft.

Bedroom One

Bedroom one consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, wall mounted radiator and inset wardrobe. Space for a double bed and other bedroom furniture.

Bedroom Two

Bedroom two consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

Bathroom

Bathroom is part tiled and comprises a low level wc, hand wash basin unit and panelled bathtub with overhead shower, attachment and shower screen. Heated towel rail and wood effect flooring.

Rear Garden

Enclosed rear garden with a paved patio area and grass laid to the remainder, plants and shrubs, garden shed and rear gate access.

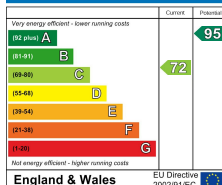
Garage

Single garage in a block to the rear of the property.

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



Environmental Impact (CO₂) Rating

