



Hanson Way

Stoke Grange | Aylesbury | Bucks | HP21 9YE





# Hanson Way

Stoke Grange | Aylesbury | Bucks | HP21 9YE

Williams Properties are pleased to welcome to the market this fantastic three bedroom detached house in the sought after location of Stoke Grange, Aylesbury. The property boasts a lounge, dining room, kitchen, downstairs wc, conservatory, three bedrooms and family bathroom. Outside offers a fully enclosed rear garden, garage & driveway parking. Viewing is highly recommended on this ideal family home.

£465,000

- Detached House
- Close To Grammar Schools
- Excellent Road Links
- Garage & Driveway
- Sought After Location
- Downstairs Cloakroom
- Three Bedrooms
- 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 E

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance

Enter through the front door into the entryway with another door to the lounge/diner.

## Lounge

Lounge consists of a bay window to the front aspect, feature fireplace, laminate flooring, wall lights and space for a sofa set and a range of other living room furniture. Opening to the dining room. Door to the downstairs hallway.

## Dining Room

Dining room consists of doors to the conservatory, laminate flooring, wall mounted radiator and opening to the kitchen. Space for dining table and chairs.





The property is on the Stoke Grange development, and as such is within walking distance to a range of amenities and popular primary and secondary schools, including the Aylesbury Grammar Schools.



**Kitchen**

Kitchen comprises a range of wall and base mounted units with roll top work surfaces, inset one and a half sink bowl unit with mixer tap and window over, inset four ring gas hob, oven and extractor fan. Space for fridge/freezer, washing machine and dishwasher.

**Conservatory**

Conservatory consists of windows to the surround, French doors to the rear garden and space for a sofa set and/or other furniture.

**Downstairs Hallway**

Stairs rising to the first floor and doors to the downstairs wc and garage.

**Downstairs WC**

Downstairs wc comprises a low level wc and hand wash basin.

**First Floor**

Doors to all three bedrooms and bathroom. Access to the loft.

**Bedroom One**

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

**Bedroom Two**

Bedroom two consists of carpet laid to floor, light pendant to ceiling, wall mounted radiator and window to the rear aspect. Built in wardrobe and space for a double bed and other furniture.

**Bedroom Three**

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

**Bathroom**

Bathroom comprises a low level wc, pedestal hand wash basin and a panelled bathtub with shower and shower screen. Tiling to splash sensitive areas and a frosted window to the rear aspect.

**Rear Garden**

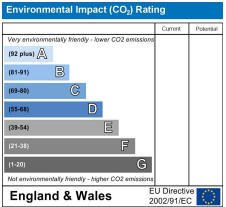
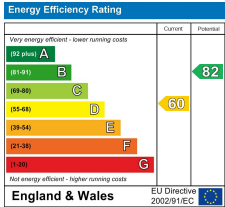
Fully enclosed rear garden with a raised decking patio area and grass laid to the remainder. Garden shed and gated access to the front of the property.

**Garage & Driveway**

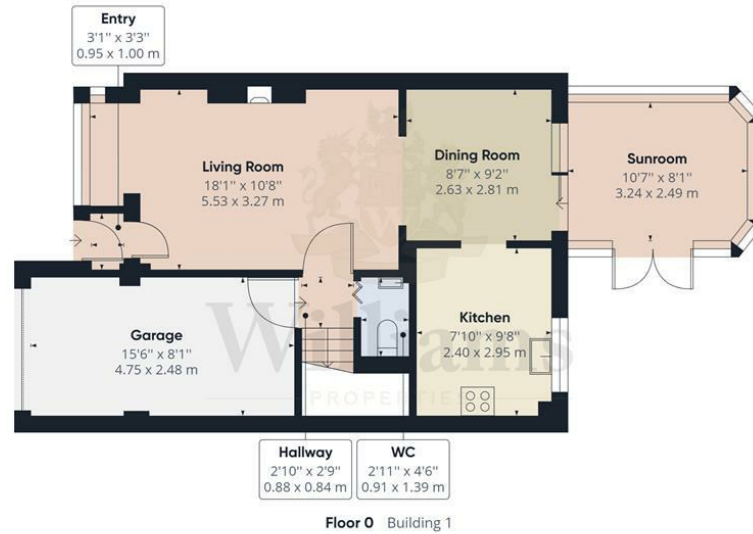
Garage with up and over door, light and power and driveway parking for a number of vehicles.

**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.







**Approximate total area<sup>(1)</sup>**  
1065.56 ft<sup>2</sup>  
98.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Williams Properties**  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

**Email:** aylesbury@williams.properties  
**Web:** www.williams.properties  
**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.