



Prebendal Avenue

| Aylesbury | Buckinghamshire | HP21 8HZ



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*** OPEN DAY Saturday 21st January *** Williams Properties would like to welcome this superb three bedroom house set on the southside of Aylesbury, within easy reach of the town centre amenities & facilities. The property consists of an entrance hall, dining room, lounge, kitchen, downstairs bathroom and three good sized bedrooms. Outside there is an enclosed rear garden with workshop & off road parking. Viewing is highly recommended.

Offers in excess of £400,000

- Semi - Detached House
- Southside Of Aylesbury
- Front & Rear Gardens
- Close To Schools
- Three Bedrooms
- Close To Amenities
- Off Road Parking
- Viewing Highly Recommended

Southcourt

An established area with some parts dating back to the 1930's. The area offers local shopping facilities throughout the estate and a number of takeaway restaurants, schools and regular bus services reaching in and around the town. The new pedestrian bridge by the Aylesbury Railway Station links the heart of the town centre and Southcourt making the town centre and all amenities very accessible by foot of cycle. Infant and Junior School - Ashmead & Secondary School - Mandeville and Aylesbury Grammar Schools.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall consisting of stairs rising to the first floor, door to the bathroom and openings to the dining room and kitchen.



The property is located on an established residential road and is a short walk away from local amenities. Aylesbury train station provides rail services into London in under an hour and is easily accessible from the property. Large playing fields are a short walk away and further facilities are found in Aylesbury town centre.



Dining Room

Dining room consists of a window to the front aspect, light fitting to ceiling, wall mounted radiator and laminate flooring. Space for a large dining table and chairs. Opening to the lounge.

Lounge

Lounge consists of laminate flooring, feature fireplace, light pendant to ceiling, wall mounted radiator and doors leading out to the rear garden. Space for a sofa suite and a range of other living room furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with square edge worktops, inset sink bowl unit with mixer tap and window over, tiling to splash sensitive areas and space for an American style fridge/freezer, washing machine and cooker. Door leading out to the garden.

Bathroom

Bathroom is fully tiled and comprises a low level wc, hand wash basin and a panelled bathtub with shower attachment. Frosted window to the rear aspect and heated towel rail.

First Floor

Doors to all bedrooms. Access to the loft space.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Rear Garden

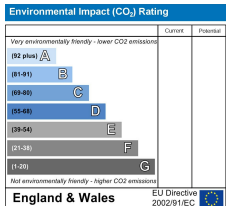
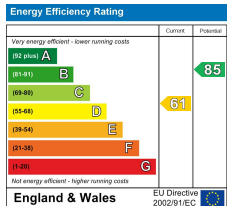
Fully enclosed rear garden with a block paved patio and pathway leading towards the rear of the garden, grass laid on each side of the path with a shingle area, plants and shrubs. Garden shed, access to the workshop which has light and power, gates open to off road parking area.

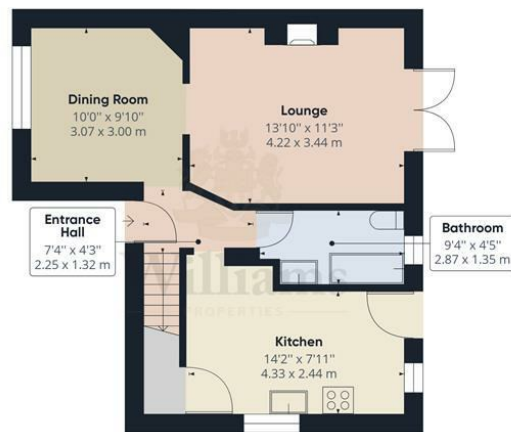
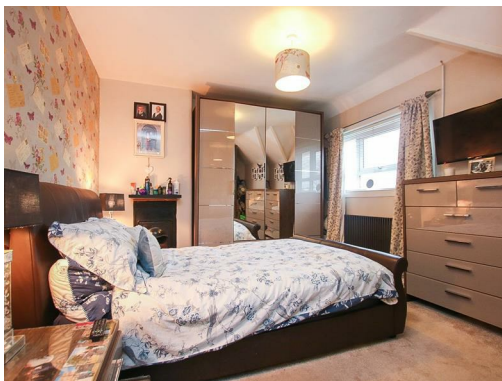
Parking

Off road parking for two cars to the rear of the property with gated access to the garden.

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.

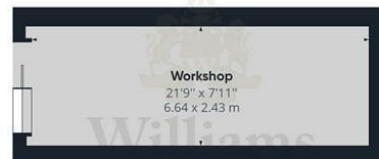




Floor 0 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1098.30 ft²
102.04 m²

(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



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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.