



Beech Green

| Aylesbury | Buckinghamshire | HP21 8JG



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Williams Properties are delighted to bring to the market this fantastic three bedroom house located in the Southcourt development of Aylesbury. The property is in good condition and benefits from an entrance hall, lounge, downstairs cloakroom, open plan kitchen/family room, three bedrooms and bathroom. Outside there is an enclosed rear garden with a heated swimming pool, off road parking. Viewing comes highly recommended.

Offers in excess of £365,000

- Three Bedroom House
- Driveway Parking
- Walking Distance To Shops
- Open Plan Living Area
- Southside Of Aylesbury
- Close To Schools
- Garden With Heated Swimming Pool
- 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 B

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door consisting of stairs rising to the first floor and doors to the kitchen, downstairs wc and lounge, features wood effect tiled flooring and small window to the front aspect.

Downstairs WC

WC comprises a low level wc, hand wash basin, half height tiling, frosted window and wall mounted radiator.



A three bedroom family home set in a mature residential area within close proximity of the town centre facilities including leisure, shopping, eateries and rail links to London Marylebone.



Lounge
Lounge consists of wood effect flooring, light pendant to ceiling, wall mounted radiator and a window. Space for a sofa set and a range of other furniture.

Kitchen
Kitchen consists of a range of wall and base mounted units with wooden worktops, kitchen island with inset sink bowl unit and mixer tap, space for fridge/freezer, space for a range style cooker with splashback and extractor fan, space and plumbing for washing machine. Light pendant to ceiling and wood effect tiled flooring. Open plan to family room.

Family Room
Family room consists of French doors leading out to the rear garden, sky lights, wood effect tiled flooring, wall mounted radiator and light pendants to ceiling. Space for a sofa, dining table set and a range of other furniture.

First Floor
Doors to all three bedrooms and bathroom. Access to the loft space.

Bedroom One
Bedroom one consists of a window, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a king size bed and other bedroom furniture.

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

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

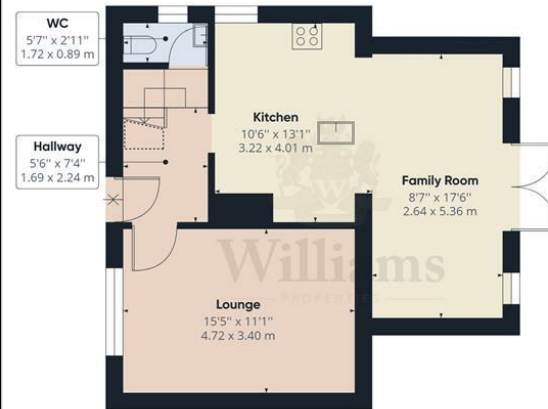
Bathroom
Bathroom is fully tiled and comprises a low level wc, hand wash basin and a panelled bath tub with shower and shower screen. Frosted window, heated towel rail and extractor fan.

Rear Garden
Fully enclosed rear garden with an expanse of lawn, built in heated swimming pool with steps and gravelled borders and a garden workshop with light and power.

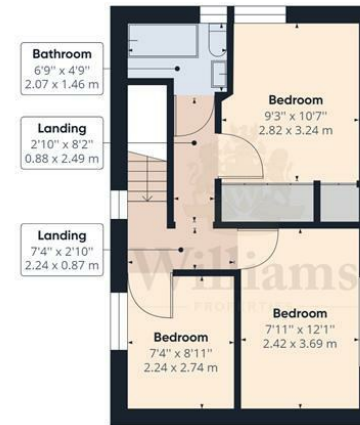
Parking
Gravelled frontage providing off road parking to the front of the property for multiple vehicles.

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(12-14) A				(12-14) A			
(15-17) B			82	(15-17) B			
(18-20) C				(18-20) C			
(21-23) D				(21-23) D			
(24-26) E		51		(24-26) E			
(27-29) F				(27-29) F			
(30-32) G				(30-32) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1089.65 ft²

101.23 m²

Reduced headroom

6.54 ft²

0.61 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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.