



Stadium Approach

The Avenue | Aylesbury | Buckinghamshire | HP21 9EX



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Williams Properties are pleased to present this superb three bedroom townhouse on a popular development in Aylesbury, close to all amenities & Stoke Mandeville Hospital. The property offers a kitchen/diner, utility, wc and downstairs office to the ground floor, lounge, bedroom and bathroom to the first floor, two double bedrooms & en-suite to the second floor. Outside there is an enclosed rear garden, garage in a block with parking. Viewing comes highly recommended.

Offers in excess of £390,000

- Popular Location
- Downstairs Office
- Garage & Parking
- Utility & Cloakroom
- Three Bedroom Townhouse
- Close To Amenities
- Set Over Three Floors
- Viewing Highly Recommended

The Green/Avenue

The Green/Avenue is a sought after South Side development with access to local shops, takeaway and The Guttman Sports Centre & Gym. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities. 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. Primary & Junior Schools – William Harding & Secondary Schools – The Grange & Aylesbury Grammar Schools

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the wc, office, utility and kitchen/diner. Stairs rise to the first floor. Under stairs storage cupboard.

WC

WC comprises a pedestal hand wash basin, low level wc and wall mounted radiator.

Office

Office consists of a window to the front aspect, wood effect flooring, wall mounted radiator, light fitting to ceiling and space for a range of furniture.



The property is situated a short walk away from a host of local amenities, including the Stoke Mandeville Stadium and Sports centre along with Stoke Mandeville hospital. There are good bus links into Aylesbury Town Centre and surrounding towns.



Utility

Utility consists of a range of base and wall mounted units with a roll top work surface, inset sink bowl unit with mixer tap, wall mounted radiator and space and plumbing for washing machine.

Kitchen / Diner

Kitchen/diner consists of a range of base and wall mounted units with roll top work surfaces, inset one and half sink bowl unit with window over, inset gas hob, oven and overhead extractor, space for dishwasher and fridge/freezer. Spotlights to ceiling, French doors to the rear garden and space for a dining table set.

First Floor

Doors to the lounge, family bathroom and bedroom three. Stairs rise to the second floor.

Lounge

Lounge consists of windows to the front aspect, carpet laid to floor, light fittings to ceiling, wall mounted radiator and space for a sofa set and other furniture.

Bedroom Three

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

Family Bathroom

Bathroom comprises a low level wc, pedestal hand wash basin, panelled bathtub with shower attachment, wall mounted radiator, spotlights to ceiling and a frosted window.

Second Floor

Doors to two further bedrooms, airing cupboard and access to the loft space.

Master Bedroom & En Suite

Bedroom consists of a window to the front aspect, built in wardrobes, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a king size bed and other furniture. En suite comprises a low level wc, pedestal hand wash basin and enclosed shower cubicle.

Bedroom Two

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

Rear Garden

Enclosed rear garden with a paved patio area, artificial grass and gravelled area. Garden shed and gated access to the rear.

Garage & Parking

Single garage in a block with a parking space to the front.

***** Awaiting EPC**

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

