



Meadowcroft

| Aylesbury | Buckinghamshire | HP19 9LN



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Priced to sell, this three bedroom semi-detached property can be found located close to schooling and local amenities and consists of an entrance hall, living room, kitchen/diner, downstairs bathroom and three bedrooms. Outside there is an enclosed rear garden, garage and driveway parking. Viewing comes highly recommended.

Guide price £332,500

- Popular Location
- Three Bedroom House
- Garage & Parking
- Enclosed Rear Garden
- Close To Schools
- Kitchen / Diner

Meadowcroft

Meadowcroft can be found located on the North side of the town centre just off the A41 and close to the new Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including a Tesco Express, Doctors surgery and a large sports ground and community centre. Primary – Thomas Hickman & Secondary – Aylesbury Vale Academy 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 hallway with stairs rising to the first floor and doors to the living room, kitchen and bathroom.



The property is within walking distance from amenities including a shop offering pitstop groceries and a cash machine.

Further amenities and a mainline train station can be found in Aylesbury Town Centre which is easily accessible via foot or bus. There are excellent transport links including road access to the A41.



Living Room

Living room consists of a window to the front aspect, wood effect flooring, fireplace, radiator, light fitting to ceiling and space for a sofa set and other furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit, space for a range style cooker, fridge/freezer, washing machine and dishwasher. Doors lead out to the garden, sky lights to ceiling and space for a dining table set.

Bathroom

Bathroom comprises a pedestal hand wash basin, wc, panelled bathtub with shower attachment, tiling to splash sensitive areas, frosted window and heated towel rail.

First Floor Landing

Doors to all three bedrooms. Loft access.

Bedroom

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

Bedroom

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

Bedroom

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

Garden

Fully enclosed rear garden with lawn laid and plant borders. Courtesy door to the garage.

Garage & Parking

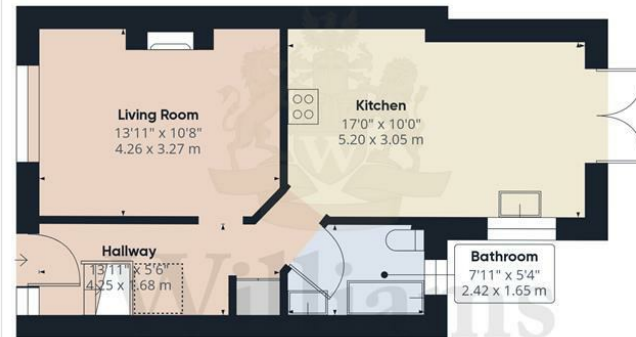
Block paved driveway with space for a number of vehicles. Garage with light and power.

Buyer Notes

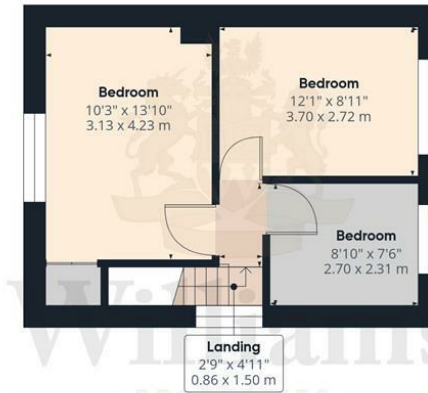
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			

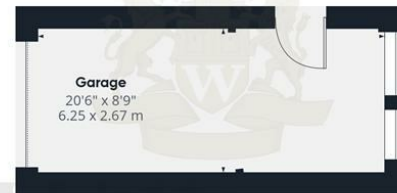
Energy Efficiency Rating: 58
Environmental Impact (CO₂) Rating: 71



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
972.13 ft²
90.31 m²

Reduced headroom
8.06 ft²
0.75 m²

(1) Excluding balconies and terraces.

(2) 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.

GIRAFFE 360



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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.