



16 Thorp Close

Stoke Grange | Aylesbury | Bucks | HP21 9YD



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this four bedroom detached home on the sought after Stoke Grange development in Aylesbury. The property is in order throughout and consists of a kitchen/dining room, living room, conservatory, downstairs WC, three/four bedrooms one being on the ground floor and two bathrooms. Outside there is a well kept rear garden and driveway parking. Viewing is highly recommended on this fantastic property, ideal for a family home.

Guide price £475,000

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.

Local Authority

Buckinghamshire Council

Services

All main services available.

Council Tax

Band E

Entrance

Enter via the front door into the entrance hall. There are doors leading into the living room and downstairs bedroom. Stairs rise up to the first floor landing.

Living Room

Living room consists of carpet laid to the floor, log burner with brick wall feature, bay window to the front aspect and a door leading into the kitchen/diner. There is space for a three piece suite and other living room furniture.



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- Stoke Grange
- Kitchen/Diner
- Driveway Parking
- Walking Distance To Stoke Mandeville Hospital
- Three/Four Bedroom Detached
- Two Bathrooms
- Top School Catchment
- Viewings Highly Recommended

Kitchen/Diner

Kitchen/diner consists of wood effect flooring and a range of wall and base mounted units, with roll worktops. Inset oven, induction hob and overhead extractor fan. Composite sink, draining board and mixer tap. There is space for a dishwasher, washing machine and fridge/freezer. Window to the rear aspect, sliding doors leading into the sunroom, understairs storage and a further door leading to the downstairs shower room and bedroom. There is space for a dining table and other dining room furniture.

Sunroom

The sunroom is half double glazed and half brick, has again laminate flooring and is overlooking the maintenance free rear garden, with double glazed French doors leading out into the garden. Space for a table and chairs and sofa set and other furniture of choice.

Downstairs Shower Room

Downstairs shower room consists of tiles laid to splash sensitive areas, tiled flooring, shower cubicle, hand wash basin and low level WC. Window to the side aspect.

Utility Room

The Utility room consists of a range of wall and base units, door leading to the garden, space for a washing machine and tumble dryer and fridge freezer.

Bedroom

The downstairs bedroom consists of carpet laid to the floor, window to the front aspect and a door leading to hallway and downstairs shower room. There is space for bed and other bedroom furniture or a range of other desired furniture.



Stoke Grange is a popular and established family orientated neighbourhood, which offers residents easy walking access to top primary and secondary schools, amenities and open green and recreation grounds. There are superb road links with easy access to the A41 as well as a bus route with regular services into Aylesbury Town and the surrounding towns and villages. The town centre is a short walk away which offers a large range of shopping and leisure facilities, as well as a mainline train station with direct services to London Marylebone.



First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading to three of the four bedrooms, family bathroom and a storage cupboard.

Bedroom

Bedroom consists of carpet laid to the floor, light fitting to the ceiling, wall mounted radiator, built in wardrobes and a window to the front aspect. There is space for a double bed and other bedroom furniture.

Bedroom

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

Bedroom

Bedroom consists of carpet laid to the floor, window to the front aspect, built in wardrobe, wall mounted radiator and light fitting to the ceiling. Space for a single bed and other bedroom furniture. This room currently being used as a home office.

Bathroom

Family bathroom suite consists of wood effect flooring, fully tiled to all walls. There is a panelled bathtub, hand wash basin and low level WC. Frosted window to the rear aspect with fitted blinds..

Rear Garden

This beautiful maturely Landscaped rear garden with a paved patio areas and pathways and the remain laid to lawn with bushes and trees, plant borders. A good size garden with a range of shed storage. plenty of seating areas to enjoy, covered pergola, wooden log store and all fully enclosed with timber fencing. Gated access to the front.

Parking

There is a driveway directly to the front of the property, with parking for several vehicles.

Buyers Notes

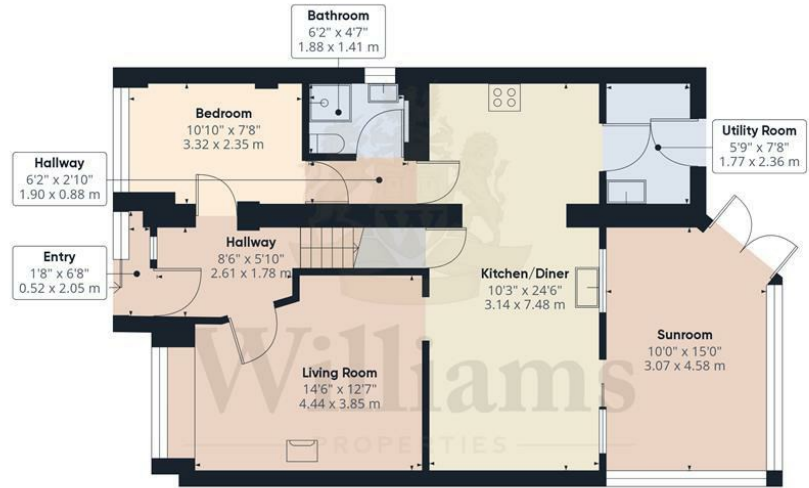
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	

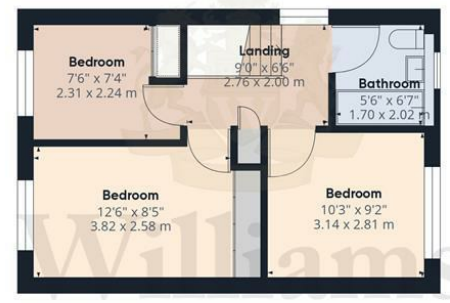
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(16-38) D			
(9-15) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Floor 0



Floor 1



Approximate total area⁽¹⁾
 1207.09 ft²
 112.14 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.

Calculations are based on RICS IPMS 3C standard.

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.